From 01/01/2007 to 08/27/2019

EXPIRED PERMITS REPORT

Grand Total 4

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
3	**Building Permit**						
B1000712	04/12/2010	10/10/2010	EXPIRED	CADD	3550 S CLARK ST	1 EXTERIOR SIGN	$336.09
R	C: Final Building			N			
B1001184	06/14/2010	01/08/2011	EXPIRED	CTBO	3550 S CLARK ST	01 SIGN. *	$275.59
R	C: Final Building			N			
B1001439	07/13/2010	01/09/2011	EXPIRED	CADD	3550 S CLARK ST	INSTALL REPLACEMENT WALL SIGN	$275.59
R	C: Final Building			N			

Summary for 'TITLE' = Building Permit (3 detail records)

TOTAL COUNT 3

1	**Electrical Permit**						
E1001525	07/13/2010	01/09/2011	EXPIRED	COM	3550 S CLARK ST	1 OUTDOOR SIGN	$171.45
R	C: Final Electrical			N			

Summary for 'TITLE' = Electrical Permit (1 detail record)

TOTAL COUNT 1

Grand Total 4

From 01/01/2007 to 08/27/2019

EXPIRED PERMITS REPORT

Grand Total 1

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
1		Electrical Permit					
E0901832	08/04/2009	03/23/2010	EXPIRED	COM	3639 S GLEBE RD	14 CIRCUITS, 126 FIX SWITCHES RECEPT, 1 SUB-METERING, SUB PANEL (225AMPS)	$591.06

09/10/2009	PA	R: Ditch Concealment	Site Lghts Park Area: Permit should be Commercial, Not Residential:
09/24/2009	REJ	C: Concealment	site receptacles are face up position, & req in use covers.
09/24/2009	AP	C: Site Lighting	Garden area.

R	C: Concealment	N
R	C: Final Electrical	N

Summary for 'TITLE' = Electrical Permit (1 detail record)

TOTAL COUNT 1

Grand Total 1

§7.11. C-O-1.5, Mixed Use District

§7.11.1. Purpose

The purpose of the C-O-1.5, Mixed Use District is to provide for limited office building land use and, under appropriate conditions, office building, hotel, multiple-family, commercial and/or institutional redevelopment of older commercial and industrial areas. Appropriate mixtures of use and densities under the terms of this district are to be determined in accordance with the special exception provisions of this zoning ordinance and shall be consistent with the General Land Use Plan or approved plans for the area. Determinations as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.11.2. Uses

Uses shall be as specified in §7.1.

§7.11.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O-1.5 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O-1.5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including hospitals, nursing homes and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Density, maximum (units/acre)	--	--	72	110	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (feet)					35
Height, maximum (stories)					
Sites less than 20 acres	--	8	10	10	
Sites more than 20 acres	--	12-18	12-18	12-18	
Floor area ratio, maximum	1.5	1.5	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

C. Bulk, coverage and placement

For bulk, coverage and placement requirements not listed in this section see §3.2.

D. Height

1. On sites of less than 20 acres in area, no building, excluding mechanical penthouse area, shall exceed eight stories for office buildings and 10 stories for multiple-family and hotel buildings. Varied building heights will be encouraged, but the maximum average height for such sites shall not exceed eight stories.

2. On sites of 20 acres or larger, varied building heights will be encouraged, but the average height of all buildings shall not exceed 12 stories with no individual building exceeding 18 stories except as provided in §15.5.7. No building which exceeds 12 stories for multiple-family or hotels or eight stories for offices shall be located within 200 feet of a residential district with a lower height limit. Average height in stories is the quotient of the gross floor area of all uses divided by the sum of the arithmetic means of the floor areas of each and every building that is part of the total site. Parapet walls may be extended upward to screen a mechanical penthouse. This area shall not be counted as a story but may be enclosed and in addition to those uses meeting the definition of mechanical penthouse, may also be used for restaurants, meeting rooms, recreational facilities and other ancillary uses. Area of all uses other than the aforementioned uses within a mechanical penthouse shall be counted as gross floor area.

E. Lot area and width

The County Board may authorize application for rezoning to the C-O-1.5 District where a lot or plot having less width or less area which [sic] is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

F. Density

Restaurants, theaters, hotel meeting rooms and community facilities and uses may be permitted and may exceed the permitted densities by site plan approval, provided any reduction in required parking shall follow special study of their related parking requirements.

§7.11.4. District use standards

Use standards applicable to specific uses in the C-O.1.5 district include:

A. Office, commercial, institutional, apartment or hotel uses

By site plan approval, any building or group of buildings may have a mix-of uses, but no part of any site shall be used more than once in calculating its permitted density of use.

§7.11.5. Site development standards

The site development standards of Article 13 and Article 14 apply to all development, except as otherwise specified below.

ARLINGTON VIRGINIA

RECEIVED JUL 20 2017 BY DS

Arlington County, Virginia
Department of Community Planning, Housing and Developmen
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

DAN KISER
Permit #: CO1700639
CPHD Case #: SP #346 07/17/2017

Deliver or mail applications to:
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: Lidl USA.
Address to be inspected	Number and Street: 3500 S. Clark St. Zip: 22202

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Town Houses
- ☐ Apartments (Rentals)
- ☐ Condominiums
- ☐ Cooperatives
- ☐ Hotel
- ☐ Office Building
- ☐ Commercial/Retail
- ☐ Industrial Building
- ☐ Temporary Structure
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use —
Proposed Use Office
Nature of Business office
Maximum Capacity (occupancy) assembly type uses
(ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

- ☐ New Building
- ☐ Alteration of an existing building
- ☒ Neither of the above Building Permit # B1603080

IV. AREA TO BE INSPECTED

› Entire Building Yes ☐

Gross Floor Area sq. ft. Garage Floor sq. ft.
Gross Parking Area sq. ft.
Total # of Parking Spaces
Total # of Floors in Garage Total # of Units
Number of Floors Unit Numbers
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

› Partial Occupancy Yes ☒

Garage Floor sq. ft.
# of Parking Spaces # of Floors in Garage
Total # of Units Square Footage 19512
Number of Floors 9 Unit Numbers 900

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☒ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator?
Yes ☒ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☒ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION:

☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING:

Initials: DS
Zone C-O-1.5 Zoning Fees 1,150.80
Receipt No. R1701133I Date 7/20/17

X. APPROVED BY

	Initials	Date
Building	JEM	7/21/2017
Electrical	SP1	7/24/2017
Mechanical		
Plumbing	RA	7/24/2017
E. H. B		
Elevator		
Fire Prevention	GDD	1/23/2017
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	BCG	9/5/2017
Zoning Inspection	ABS	7/28/2017

XI. Building Official

Date 9/6/2017
Shahriar

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
	Dan Kiser	9140 Ashton Ave #206	484
	On Site Contact Person (if not the applicant) Kevin Bacci		995-2321

applicant has instructed that Kevin is contact person.

GENERAL INFORMATION

Paragraph §15.3, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (VUSBC), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

I. GENERAL

A. Read instructions **carefully**, Erroneous information will result in delays in the issuance of a Certificate of Occupancy.

B. Applications must accompanied by a check for the full fee at the time of application, made payable to Treasurer of Arlington County, and must be hand-delivered or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require separate permits and inspections from Inspection Services Division. Note: This is separate from the Certificate of Occupancy process.

II. CERTIFICATE OF OCCUPANCY INSPECTIONS

A. Generally, when applications are submitted before 4:30 p.m. on Thursday, final inspections will be scheduled for the following Tuesday-Friday. If the premise was not ready for inspection when the application was submitted, please call 703-228-3883 to schedule an inspection when the premise is ready.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his representative (18 years of age or older) are present on the premises.
2. All equipment has been installed and connected.
3. If Zoning inspectors find premises are not in proper condition for inspection, no inspection will be made, and upon return, a re-inspection fee will be charged.

D. Certificate of Occupancy inspections may involve several County agencies.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities, and appurtenances. If approved by BZA variance or use permit, County Board use permit or site plan, submission of documents identifying such approval must be submitted.

B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL USA**
To use the:**9** floor, and /or suite number:**900**
Of the building located at: **3500 S CLARK ST,**For the following purpose: **CORPORATE OFFICE.**

Permit Number		**CO1700639**		Date Issued		**09/06/2017**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova Vonhm
Zoning Administrator
OAB

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

11.15.16

RECEIVED
NOV 10 2016
ARLINGTON
VIRGINIA
By CDB

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

DAN KISER
Permit #: CO1601023
CPHD Case #: SP #346
11/16/2016

D245279

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade Lidl US	Deliver or mail applications to: Zoning Division, 2100 Clarendon Blvd., Suite 1000 Phone: 703-228-3883; Web: building.arlingtonva.us
Address to be inspected	Number and Street 3500 South Clark St Zip 22202	

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☐ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☒ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use OFFICE
Proposed Use OFFICE
Nature of Business OFFICE
Maximum Capacity (occupancy) assembly type uses 329 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

☐ New Building ☒ Alteration of an existing building
☐ Neither of the above Building Permit # B1602316

IV. AREA TO BE INSPECTED

Entire Building Yes ☐
Gross Floor Area _____ sq. ft. Garage Floor _____ sq. ft.
Gross Parking Area _____ sq. ft.
Total # of Parking Spaces_____
Total # of Floors in Garage ___ Total # of Units_____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

Partial Occupancy Yes ☒
Garage Floor _____ sq. ft.
# of Parking Spaces_____ # of Floors in Garage ___
Total # of Units_____ Square Footage 21,512
Number of Floors 1 (7TH) Unit Numbers _____

V. CERTIFICATE REQUESTED FOR:

☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
☐ Shell & Core (S & C).
☒ *Partial Occupancy of a building.
☐ Change of ownership of a building.
☐ Change of ownership of a business.
☐ Change in the use of a building space.
☐ *Condominium/cooperative unit to be sold.
☐ Condominium/cooperative unit to be rented
☐ Other

Does the building have an elevator?
Yes ☒ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☐ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here SP#346

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: CDB
Zone CO-1.5 Zoning Fees 1726.20
Receipt No. 216018406 Date 11/10/16

X. APPROVED BY

	Initials	Date
Building	gpm	2.1.17
Electrical	JJG	11.14.16
Mechanical	[illegible]	11.18.16
Plumbing	JHL	11.18.16
E. H. B		
Elevator		
Fire Prevention	gdd	11.1.16
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	nn	2.8.17
Zoning Inspection	nn	11.16.16

XI. Building Official Date 12-9-17

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	Dan Kiser	8140 Ashton Ave #206 Manassas, VA 20109.	703 203 3283.
	On Site Contact Person (if not the applicant) Dimitrios Karanikolidakis		

HA/B/2012

B1602316	gpm	2.1.17
E1602491	tjg	11.14.16
E1602755 (IV)	jpl	1.3.17
F1600832	gdd	11.1.16
F1600845 (41D 33SD)	jdl	11.15.16
M1601396	pth	11.18.16
P1602728	jhl	11.18.16

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US**
To use the:**7TH** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,**For the following purpose: **OFFICE.**

Permit Number		**CO1601023**		Date Issued		**02/09/2017**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova J. Vonhm
Acting Zoning Administrator

Shahriar DAR

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

11.15.16

RECEIVED
NOV 10 2016
ARLINGTON VIRGINIA
By CDB

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

DAN KISER
Permit # : CO1601025
CPHD Case # : SP #346 11/16/2016

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade Lidl US
Address to be inspected	Number and Street 3500 South Clark St Zip 22202

Contact Information

Deliver or mail applications to:
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☐ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☒ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use OFFICE
Proposed Use OFFICE
Nature of Business OFFICE
Maximum Capacity (occupancy) assembly type uses
329 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

☐ New Building ☒ Alteration of an existing building
☐ Neither of the above Building Permit # B1602318

IV. AREA TO BE INSPECTED

▸ Entire Building Yes ☐

Gross Floor Area _____ sq. ft. Garage Floor _____ sq. ft.
Gross Parking Area _____ sq. ft.
Total # of Parking Spaces_____
Total # of Floors in Garage ___ Total # of Units_____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

▸ Partial Occupancy Yes ☒

Garage Floor _____ sq. ft.
# of Parking Spaces_____ # of Floors in Garage ___
Total # of Units_____ Square Footage 21,512
Number of Floors 1 (8TH) Unit Numbers _____

V. CERTIFICATE REQUESTED FOR:

☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
☐ Shell & Core (S & C).
☒ *Partial Occupancy of a building.
☐ Change of ownership of a building.
☐ Change of ownership of a business.
☐ Change in the use of a building space.
☐ *Condominium/cooperative unit to be sold.
☐ Condominium/cooperative unit to be rented
☐ Other

Does the building have an elevator?
Yes ☒ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☐ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here SP#346

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: CDB
Zone CS-1.5 Zoning Fees 1726.20
Receipt No. R1601409 Date 11/15/16

X. APPROVED BY

	Initials	Date
Building	gpm	12.8.16
Electrical	JRR	11.18.16
Mechanical	JRR	12.1.16
Plumbing	JRR	12.8.16
E. H. B		
Elevator		
Fire Prevention	jdl	11.01.16
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	rr	2.8.17
Zoning Inspection	NW	2.11.17

XI. Building Official Date 2.8.17

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
	Dan Kiser	6110 Ashton Ave #200 Manassas, VA 20109	2032033783
	On Site Contact Person (if not the applicant) Dimitrios Karagiozidis		

1A/B/2012

8th Fl #800

B16023 18	gpm	12·8·16
E16024 92	jpl	11·18·16
E16026 69 (IV)	jpl	11·21·16
E16027 56 (IV)	jpl	1·3·17
F16008 33	jpl	11·01·16
M16014 00	jpk	12·1·16
P16027 32	jhl	12·8·16
↳F16008 46 (415 335D)	gdd	11·21·16

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US**
To use the:**8TH** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,**For the following purpose: **OFFICE**.

Permit Number		**CO1601025**		Date Issued		**02/09/2017**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova J. Vonhm
Acting Zoning Administrator

Shahriar DAP

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

RECEIVED
FEB 17 2016
ARLINGTON
VIRGINIA
By JLB

Arlington County, Virginia
Department of Community Planning, Housing and Developme
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

RACHID KHAIY
Permit # : CO1600085
CPHD Case # :
02/17/2016
* D 2 1 5 8 8 2 *

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade Lidl US, LLC
Address to be inspected	Number and Street 3500 South Clark St — Zip 22202

Deliv... Zoning Division, 2100 Clarend...
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Town Houses
- ☐ Apartments (Rentals)
- ☐ Condominiums
- ☐ Cooperatives
- ☐ Hotel
- ☒ Office Building (SW)
- ☑ Commercial/Retail
- ☐ Industrial Building
- ☐ Temporary Structure
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: Empty B1503211
Proposed Use: Office Space Cafe
Nature of Business: ~~Headquarters~~ eating space
Maximum Capacity (occupancy) assembly type uses: 112 (ex: restaurants, churches, child care, etc)
56 seats

III. CONSTRUCTION WORK INVOLVED (if any):

- ☒ New Building
- ☐ Alteration of an existing building
- ☐ Neither of the above
- Building Permit # B1503211

IV. AREA TO BE INSPECTED

› Entire Building Yes ☐

Gross Floor Area _____ sq. ft. Garage Floor 0 sq. ft.
Gross Parking Area 0 sq. ft.
Total # of Parking Spaces 0
Total # of Floors in Garage 0 Total # of Units _____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☒ / Pool Yes ☐ No ☒

› Partial Occupancy Yes ☒

Garage Floor 0 sq. ft.
# of Parking Spaces 0 # of Floors in Garage 0
Total # of Units 1 Square Footage 1973
Number of Floors 1 2nd Floor Unit Numbers _____

V. CERTIFICATE REQUESTED FOR:

- ☒ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☐ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator?
Yes ☒ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☒ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here SP #346

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☑ Site Plan Approval

IX. ZONING: Initials: JLB
Zone C01.5 Zoning Fees $354.09
Receipt No. R16008350 Date 2/17/16

X. APPROVED BY

	Initials	Date
Building	GPM	1.15.16
Electrical	TJG	1.7.16
Mechanical	PK	1.7.16
Plumbing	JHL	1.8.16
E. H. B		
Elevator		
Fire Prevention	JDL	2.18.16
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	MN	2.18.16
Zoning Inspection	PP Shahriar	2.18.16

XI. Building Official Date 2.18.16

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print) Stephen Wanser	Address 3500 South Clark St, Arlington VA 22202	Phone 703-872-9401
	On Site Contact Person (if not the applicant)		

112 1A

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US LLC**
To use the: **2** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,** For the following purpose: **OFFICE SPACE CAFE .**

Permit Number		**CO1600085**		Date Issued		**02/18/2016**	
Seating Capacity (Zoning)		**56**		Occupant Load		**112**	
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova J. Vonhm
Acting Zoning Administrator

Shahriar Amiri
Building Official

Arlova Vonhm
Acting Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Inspection Services Division

CAPACITY CERTIFICATE

The capacity of Assembly Occupancies is established by the Virginia Uniform Statewide Building Code. Seating may also be limited by the Arlington County Zoning Ordinance. Exceeding the capacity stated below is a violation of the Virginia Statewide Fire Prevention Code and may result in penalties set forth therein.

Address	**3500 S Clark Street**	Max. Capacity
Name of Business	**Lidi US, LLC**	**112**
Certificate of Occupancy	**CO 1600085**	

Description	Outdoor Occupancy	Indoor Occupancy	Total
Cafe	**0**	**112**	**112**

Authorized by

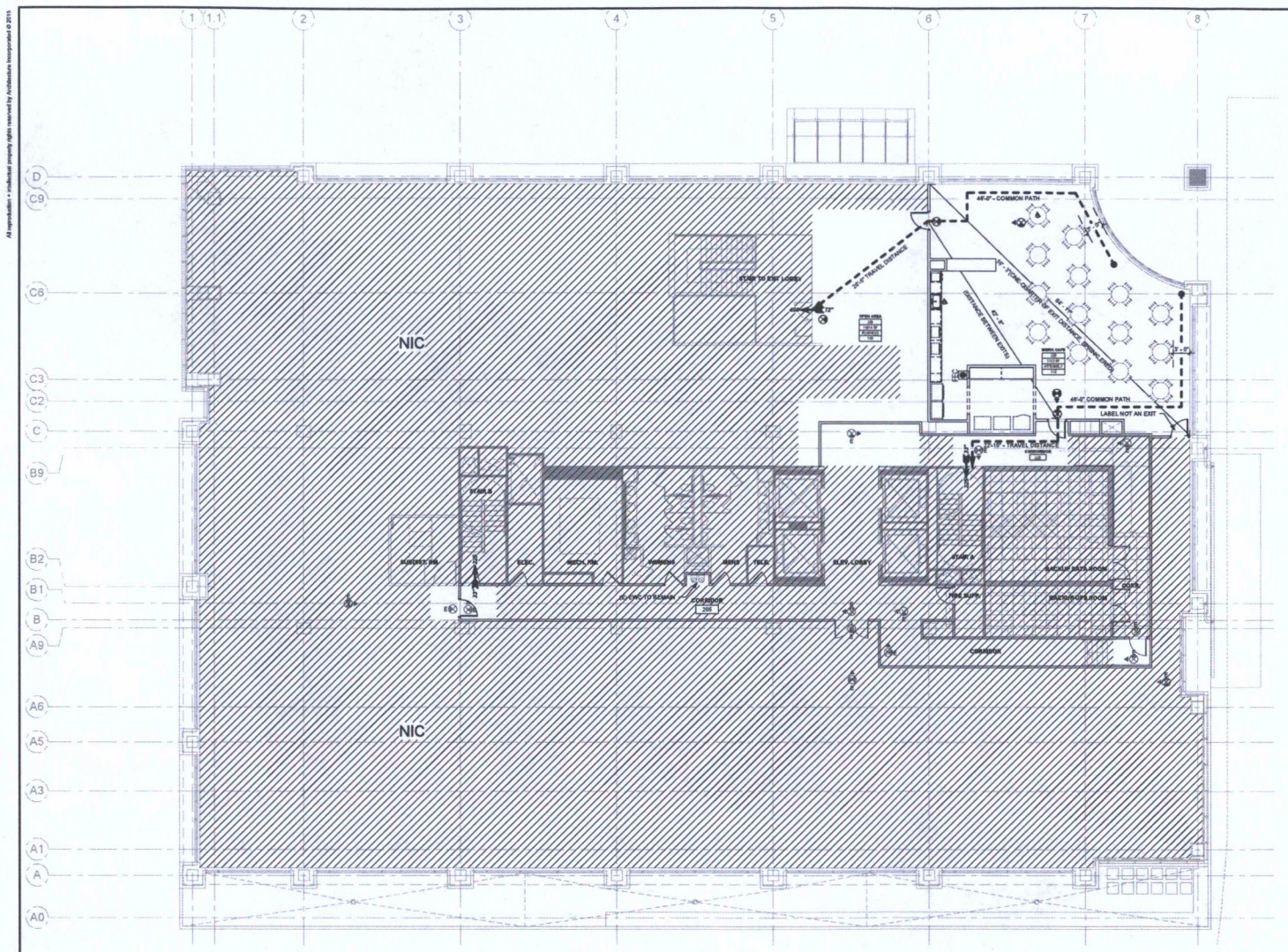
Shahriar

February 18, 2016

Building Official **Date**

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES

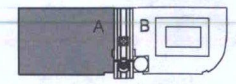
2100 Clarendon Blvd., Suite 1000, Arlington, VA. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. arlingtonva.us



1 LEVEL 2 - FLOOR PLAN
1/8" = 1'-0"

LIFE SAFETY LEGEND:

- NO WORK IN THIS AREA
- ROOM TAG: ROOM NUMBER, ROOM AREA, OCCUPANCY TYPE, OCCUPANCY LOAD
- EXIT SIGN WITH LIGHTS AND CHEVRONS
- EXISTING (AND/OR RELOCATED) EXIT SIGN WITH LIGHTS AND CHEVRONS
- EGRESS PATH WITH TRAVEL DISTANCE
- F70 EXIT DOOR LOAD AND WIDTH EGRESS UNITS PROVIDED
- FEC FIRE EXTINGUISHER CABINET
- E.W.C. ELECTRIC WATER COOLER



Key Plan
N.T.S.

architecture incorporated
1902 campus commons drive
suite 101
reston, virginia 20191
Tel: 703.476.3900
Fax: 703.264.0733
www.archinc.com

COMMONWEALTH OF VIRGINIA
CARL R. SHARE, JR.
Lic. No. 3979
ARCHITECT

Construction Documents for:
Lidl HQ 2nd Floor Cafe
National Gateway Building A
3500 SOUTH CLARK STREET,
ARLINGTON VA 22202

Project: 15235-01

Issued 11/10/15
PERMIT SET
Revisions

LIFE SAFETY PLAN

Scale: As indicated
Drawn: KBEL4
Checked: CRS

LS1.1

PERMIT SET

C01600085

MAXIMUM OCCUPANT LOAD 112
SEATS 56
STANDING —
SRH

APPROVED
FEB 18 2016
ARLINGTON COUNTY INSPECTIONS SERVICES

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11/10/2015 7:48:55 AM
C:\Users\KimB\Documents\15235-01_Lidl HQ 2nd Fl. Cafe_CENTRAL_2015_kimb.rvt

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

RACHEL TANCREDI
Permit #: CO1900021
CPHD Case #: SP #346 01/09/2019

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade Lidl Express
Address to be inspected	Number and Street 3500 S. Clark Street suite 100 Zip 22202

Contact Information

Deliver or mail applications to: SP #346
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☒ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☐ Office Building
- ☐ Industrial Building
- ☐ Other

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II. USE OF BUILDING OR SPACE

Previous Use Vacant
Proposed Use Retail
Nature of Business Convenience Store
Maximum Capacity (occupancy) assembly type uses 41 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

☐ New Building ☒ Alteration of an existing building
☐ Neither of the above Building Permit # B1803140

IV. AREA TO BE INSPECTED

▸ Entire Building Yes ☐

Gross Floor Area _____ sq. ft. Garage Floor _____ sq. ft.
Gross Parking Area _____ sq. ft.
Total # of Parking Spaces_____
Total # of Floors in Garage ___ Total # of Units_____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

▸ Partial Occupancy Yes ☐

Garage Floor 0 sq. ft.
# of Parking Spaces_____ # of Floors in Garage ___
Total # of Units_____ Square Footage 2,725 SF
Number of Floors 1 Unit Numbers 100

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☒ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator?
Yes ☒ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☐ No ☒

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: EWT
Zone C-O-1.5 Zoning Fees 590.10
Receipt No. R19000348 Date 1/9/19

X. APPROVED BY

	Initials	Date
Building	egm	3.25.19
Electrical	JB	3.21.19
Mechanical	JBh	3.21.19
Plumbing	rfa	3.21.19
E. H. B	ccb	3.19.19
Elevator		
Fire Prevention	gdd	3.1.19
Child Care		
Final Survey		
Bus. Inspection		
DES	lerd-chavez	3.19.19
Bus. License		
Zoning Inspection	DN	3.13.19

PP Shahriar

XI. Building Official Date 3.29.19

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	John Elliott	1902 Campus Commons St. 101 Reston VA	703-476-3900
	On Site Contact Person (if not the applicant) Larry Kempler / Dimitrios Karanikolidakis		571-733-0780

GENERAL INFORMATION

Paragraph §15.3, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (VUSBC), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

I. GENERAL

A. Read instructions **carefully**, Erroneous information will result in delays in the issuance of a Certificate of Occupancy.

B. Applications must accompanied by a check for the full fee at the time of application, made payable to Treasurer of Arlington County, and must be hand-delivered or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require separate permits and inspections from Inspection Services Division. Note: This is separate from the Certificate of Occupancy process.

II. CERTIFICATE OF OCCUPANCY INSPECTIONS

A. Generally, when applications are submitted before 4:30 p.m. on Thursday, final inspections will be scheduled for the following Tuesday-Friday. If the premise was not ready for inspection when the application was submitted, please call 703-228-3883 to schedule an inspection when the premise is ready.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his representative (18 years of age or older) are present on the premises.
2. All equipment has been installed and connected.
3. If Zoning inspectors find premises are not in proper condition for inspection, no inspection will be made, and upon return, a re-inspection fee will be charged.

D. Certificate of Occupancy inspections may involve several County agencies.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities, and appurtenances. If approved by BZA variance or use permit, County Board use permit or site plan, submission of documents identifying such approval must be submitted.

B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL EXPRESS**
To use the:**1** floor, and /or suite number:**100**
Of the building located at: **3500 S CLARK ST,**For the following purpose: **RETAIL.**

Permit Number		**CO1900021**		Date Issued		**03/29/2019**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**M**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova Vonhm

Zoning Administrator COB

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DE
INSPECTION SERVICES DIVISION
2100 CLARENDON BOULEVARD #1000 / ARLINGTON, VIRGI

DANIEL PRITCHETT
Permit #: CO1500830
CPHD Case #: SP#346 10/08/2015
D200710

TEMPORARY CERTIFICATE OF OCCUPANCY

DATE: October 23, 2015

APPLICANT: Daniel Pritchett

RE: 3500 Clark Street, Arlington VA (CO1500830)
3RD Floors

This Temporary Certificate of Occupancy has been issued for the referenced address per the Virginia Uniform Statewide Building Code. **This signifies that the structure has been found to be safe to occupy; it does not mean that all permits have been completed or passed final inspection.** The permits worked on are required to comply with any noted conditions and to correct all code violations - including code violations that may be found in subsequent inspections - **within thirty (30) calendar days** from issuance of this certificate. Failure to do so may result in the revocation of this Temporary Certificate of Occupancy and/or legal action. If you are unable to complete the work within this time, contact the Inspection Services Division (228-3800) and the Zoning Division (228-3883).

Upon receipt of this Temporary Certificate of Occupancy the applicant assumes full responsibility for any liability and risk associated with the use of the structure prior to completion of the work and/or issuance of a permanent Certificate of Occupancy. **The applicant understands that issuance of a Temporary Certificate of Occupancy in no way assures that a permanent Certificate of Occupancy will be issued.**

THIS CERTIFICATE MAY BE REVOKED BY THE BUILDING OFFICIAL AT ANY TIME

Outstanding Items:

- Approval - Pending final inspection of all Building and Trade Permits and Zoning Inspections.
- 3RD FLOOR Excluding Test Kitchen, storage area, Testing area & trash room.

GAC 10/23/15

Conditions:
Complete all permits.

10/23/15

Shahriar Amiri, Building Official 10/23/15 *Date*

Applicant 10/23/15 *Date*

cc: Zoning, Suite 1000

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OCT 06 2015
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VIRGINIA
By

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

DANIEL PRITCHETT
Permit # : CO1500830
CPHD Case # : SP#346 10/08/2015

* D 2 0 0 7 1 0 *

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: LiDL US, LLC.
Address to be inspected	Number and Street: 3500 S. CLARK ST. ARLINGTON, VA Zip: 22202

Contact Information

Deliver or mail applications to:
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Town Houses
- ☐ Apartments (Rentals)
- ☐ Condominiums
- ☐ Cooperatives
- ☐ Hotel
- ☑ Office Building
- ☐ Commercial/Retail
- ☐ Industrial Building
- ☐ Temporary Structure
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use _____
Proposed Use Office Building
Nature of Business Head Office
Maximum Capacity (occupancy) assembly type uses 257 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

- ☐ New Building
- ☑ Alteration of an existing building
- ☐ Neither of the above Building Permit # _____

IV. AREA TO BE INSPECTED

▸ Entire Building Yes ☐

Gross Floor Area _____ sq. ft. Garage Floor _____ sq. ft.
Gross Parking Area _____ sq. ft.
Total # of Parking Spaces_____
Total # of Floors in Garage ___ Total # of Units_____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

▸ Partial Occupancy Yes ☐

Garage Floor _____ sq. ft.
# of Parking Spaces_____ # of Floors in Garage ___
Total # of Units_____ Square Footage 18,109
Number of Floors 1 Unit Numbers _____

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☑ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator? Yes ☑ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)? Yes ☐ No ☑

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection? Yes ☑ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: _____
Zone C-O-1.5 Zoning Fees _____
Receipt No. _____ Date _____

X. APPROVED BY

	Initials	Date
Building	gpm	3.10.16
Electrical	[illegible]	12.15.15
Mechanical	[illegible]	12.18.15
Plumbing	JOH	12.17.15
E. H. B		
Elevator		
Fire Prevention	JCH	9.23.15
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	HC	11.03.16
Zoning Inspection	ABS	10-12-16

XI. Building Official Date 11.04.16

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	Dan Pritchett	3500 S. Clark St - Arlington, VA 22202	571-289-4296
	On Site Contact Person (if not the applicant)		

GENERAL INFORMATION

Paragraph §15.3, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (VUSBC), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

I. GENERAL

A. Read instructions **carefully**, Erroneous information will result in delays in the issuance of a Certificate of Occupancy.

B. Applications must accompanied by a check for the full fee at the time of application, made payable to Treasurer of Arlington County, and must be hand-delivered or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require separate permits and inspections from Inspection Services Division. Note: This is separate from the Certificate of Occupancy process.

II. CERTIFICATE OF OCCUPANCY INSPECTIONS

A. Generally, when applications are submitted before 4:30 p.m. on Thursday, final inspections will be scheduled for the following Tuesday-Friday. If the premise was not ready for inspection when the application was submitted, please call 703-228-3883 to schedule an inspection when the premise is ready.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his representative (18 years of age or older) are present on the premises.
2. All equipment has been installed and connected.
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D. Certificate of Occupancy inspections may involve several County agencies.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities, and appurtenances. If approved by BZA variance or use permit, County Board use permit or site plan, submission of documents identifying such approval must be submitted.

B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US LLC**
To use the:**3RD** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,**For the following purpose: **OFFICE.**

Permit Number		**CO1500830**		Date Issued		**11/04/2016**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.	**2009**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2009**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova Vonhm

Zoning Administrator

CCS

Shahriar DAP

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

RECEIVED
ARLINGTON
VIRGINIA
JUN 02 2016
By JCB

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

STEPHEN WANSER
Permit # : CO1600435
CPHD Case # : 06/02/2016

Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: Lidl US. LLC
Address to be inspected	Number and Street: 3500 South Clark St; Zip: 22202

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Two-Family Dwelling
- ☐ Town Houses
- ☐ Apartments (Rentals)
- ☐ Condominiums
- ☐ Cooperatives
- ☐ Hotel
- ☑ Office Building
- ☐ Commercial/Retail
- ☐ Industrial Building
- ☐ Temporary Structure
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: none
Proposed Use: Retail HQ Office space
Nature of Business: Head Quarters
Maximum Capacity (occupancy) assembly type uses: office (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

- ☐ New Building
- ☑ Alteration of an existing building
- ☐ Neither of the above Building Permit # B1601234

IV. AREA TO BE INSPECTED

› Entire Building Yes ☐

Gross Floor Area _____ sq. ft. Garage Floor _____ sq. ft.
Gross Parking Area _____ sq. ft.
Total # of Parking Spaces _____
Total # of Floors in Garage ____ Total # of Units _____
Number of Floors _____ Unit Numbers _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

› Partial Occupancy Yes ☑

Garage Floor — sq. ft.
# of Parking Spaces — # of Floors in Garage —
Total # of Units — Square Footage 19500
Number of Floors 1 Unit Numbers —

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☑ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator? Yes ☑ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)? Yes ☐ No ☑

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection? Yes ☑ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION: 346
☐ Use Permit ☐ Variance ☑ Site Plan Approval

IX. ZONING: Initials JCB
Zone C-O 1.5 Zoning Fees $1179.57
Receipt No R16008538 Date 6/2/16

X. APPROVED BY

	Initials	Date
Building	[illegible]	6.02.16
Electrical	[illegible]	6.01.16
Mechanical	[illegible]	6.01.16
Plumbing		
E. H. B		
Elevator		
Fire Prevention	[illegible]	6.03.16
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	[illegible]	6.03.16
Zoning Inspection	[illegible]	6.03.16

XI. Building Official Date 06/03/16

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	Stephen Wanser	3500 S. Clark St	571-217-7497
	On Site Contact Person (if not the applicant)		

GENERAL INFORMATION

Paragraph §15.3, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (VUSBC), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

I. GENERAL

A. Read instructions **carefully,** Erroneous information will result in delays in the issuance of a Certificate of Occupancy.

B. Applications must accompanied by a check for the full fee at the time of application, made payable to Treasurer of Arlington County, and must be hand-delivered or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require separate permits and inspections from Inspection Services Division. Note: This is separate from the Certificate of Occupancy process.

II. CERTIFICATE OF OCCUPANCY INSPECTIONS

A. Generally, when applications are submitted before 4:30 p.m. on Thursday, final inspections will be scheduled for the following Tuesday-Friday. If the premise was not ready for inspection when the application was submitted, please call 703-228-3883 to schedule an inspection when the premise is ready.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his representative (18 years of age or older) are present on the premises.
2. All equipment has been installed and connected.
3. If Zoning inspectors find premises are not in proper condition for inspection, no inspection will be made, and upon return, a re-inspection fee will be charged.

D. Certificate of Occupancy inspections may involve several County agencies.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities, and appurtenances. If approved by BZA variance or use permit, County Board use permit or site plan, submission of documents identifying such approval must be submitted.

B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US LLC**
To use the: **2** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,** For the following purpose: **RETAIL HEADQUARTERS OFFICE SPACE.**

Permit Number	**CO1600435**			Date Issued		**06/03/2016**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1A**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2012**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar A

Arlova J. Vonhm
Acting Zoning Administrator

Shahriar Amiri
Building Official

Arlova Vonhm
Acting Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

9-29-15

RECEIVED
SEP 2015
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By VIRGINIA

DANIEL PRITCHETT
Permit #: CO1500810
CPHD Case #: SP#346 09/24/2015

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: Citrus, LLC.
Address to be inspected	Number and Street: 3500 S. Clark St. Arlington, VA 22202 Zip

Contact Information

Deliver or mail applications to:
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☐ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☑ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: Office Building-Shell
Proposed Use: Office Building
Nature of Business: Headquarters - Office
Maximum Capacity (occupancy) assembly type uses: 997 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

- ☐ New Building
- ☑ Alteration of an existing building
- ☐ Neither of the above Building Permit #

IV. AREA TO BE INSPECTED

Entire Building Yes ☐

Gross Floor Area sq. ft. Garage Floor sq. ft.
Gross Parking Area sq. ft.
Total # of Parking Spaces
Total # of Floors in Garage Total # of Units
Number of Floors Unit Numbers
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

Partial Occupancy Yes ☑

Garage Floor sq. ft.
# of Parking Spaces # of Floors in Garage
Total # of Units Square Footage 60,297
Number of Floors 3 Unit Numbers

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☑ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator?
Yes ☑ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☑

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☑ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: KJ
Zone C-O-1.5 Zoning Fees $14,128.50
Receipt No. R15015476 Date 9/24/15

X. APPROVED BY

	Initials	Date
Building	gpm	3.10.
Electrical	[illegible]	12.15.15
Mechanical	[illegible]	12.18.15
Plumbing	jhl	12.17.15
E. H. B		
Elevator		
Fire Prevention	jdl	9.25.15
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	[illegible]	11.03.16
Zoning Inspection	ABS	10.05.15

XI. Building Official Date 11.03.16

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	Daniel Pritchett	3500 S. Clark St. Arlington, VA 22202	571.289.4298
	On Site Contact Person (if not the applicant) Daniel Pritchett		

GENERAL INFORMATION

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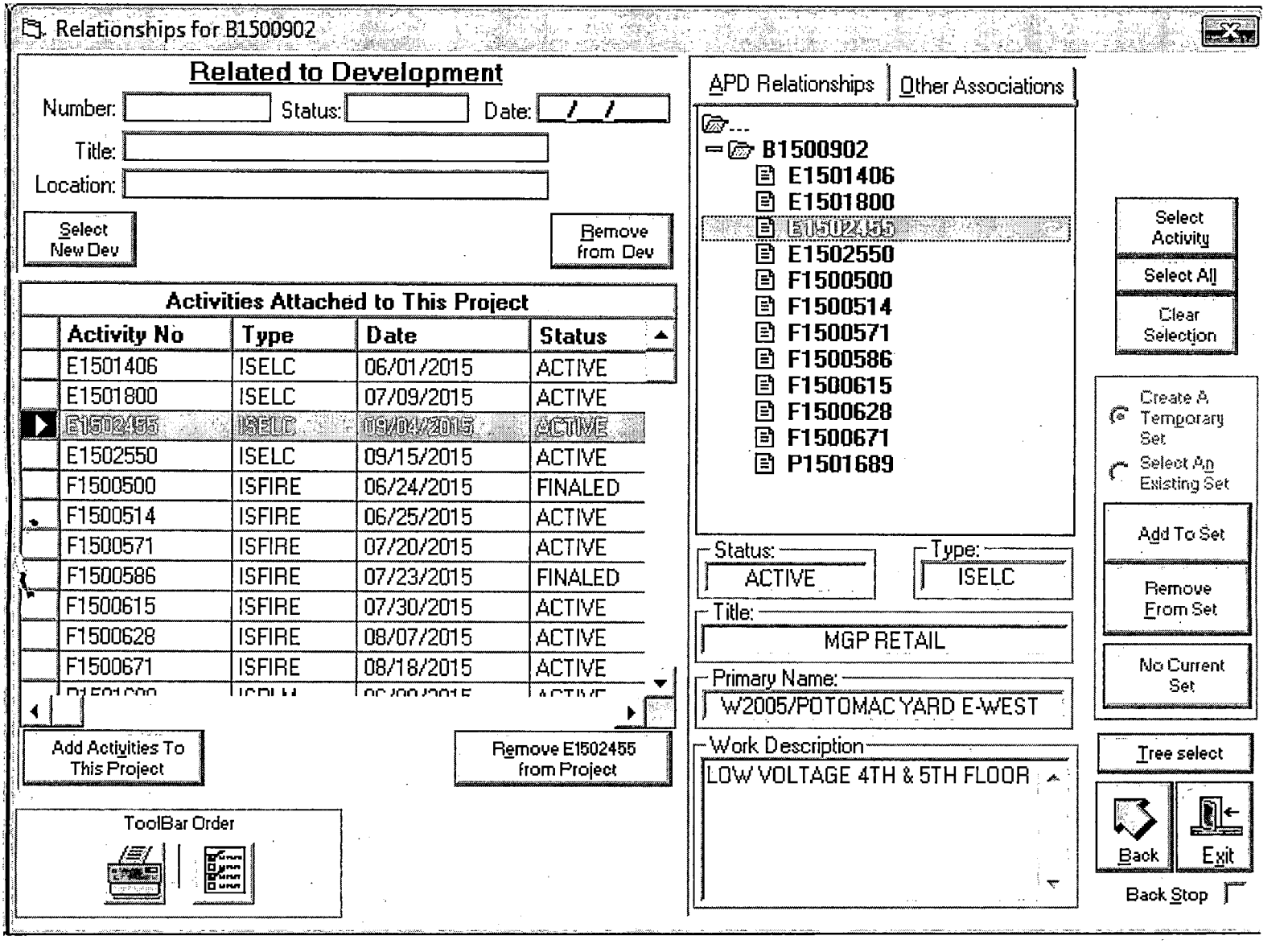
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).


Relationships for B1500902
Related to Development
Number:
Status:
Date:
Title:
Location:
Select New Dev
Remove from Dev
Activities Attached to This Project
Activity No
Type
Date
Status
E1501406 ISELC 06/01/2015 ACTIVE
E1501800 ISELC 07/09/2015 ACTIVE
E1502455 ISELC 09/04/2015 ACTIVE
E1502550 ISELC 09/15/2015 ACTIVE
F1500500 ISFIRE 06/24/2015 FINALED
F1500514 ISFIRE 06/25/2015 ACTIVE
F1500571 ISFIRE 07/20/2015 ACTIVE
F1500586 ISFIRE 07/23/2015 FINALED
F1500615 ISFIRE 07/30/2015 ACTIVE
F1500628 ISFIRE 08/07/2015 ACTIVE
F1500671 ISFIRE 08/18/2015 ACTIVE
Add Activities To This Project
Remove E1502455 from Project
ToolBar Order
APD Relationships
Other Associations
B1500902
E1501406
E1501800
E1502455
E1502550
F1500500
F1500514
F1500571
F1500586
F1500615
F1500628
F1500671
P1501689
Status:
ACTIVE
Type:
ISELC
Title:
MGP RETAIL
Primary Name:
W2005/POTOMAC YARD E-WEST
Work Description
LOW VOLTAGE 4TH & 5TH FLOOR
Select Activity
Select All
Clear Selection
Create A Temporary Set
Select An Existing Set
Add To Set
Remove From Set
No Current Set
Tree select
Back
Exit
Back Stop

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US LLC**
To use the:**1,4,5** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,**For the following purpose: **OFFICE.**

Permit Number		**CO1500810**		Date Issued			
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2009**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

PP Shahriar A DAP

Arlova Vonhm
Zoning Administrator

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

CC

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

9-29-15

RECEIVED
SEP 2015
ARLINGTON
By VIRGINIA

DANIEL PRITCHETT
Permit #: CO1500810
CPHD Case #: SP#346 09/24/2015

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Division

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: Litzus, LLC.
Address to be inspected	Number and Street: 3500 S. Clark St. Arlington, VA 22202 Zip:

Contact Information

Deliver or mail applications to:
Zoning Division, 2100 Clarendon Blvd., Suite 1000
Phone: 703-228-3883; Web: building.arlingtonva.us

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☐ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☑ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: Office Building-Shell
Proposed Use: Office Building
Nature of Business: Headquarters - Office
Maximum Capacity (occupancy) assembly type uses: 997 (ex: restaurants, churches, child care, etc)

III. CONSTRUCTION WORK INVOLVED (if any):

- ☐ New Building
- ☑ Alteration of an existing building
- ☐ Neither of the above Building Permit #

IV. AREA TO BE INSPECTED

Entire Building Yes ☐

Gross Floor Area ____ sq. ft. Garage Floor ____ sq. ft.
Gross Parking Area ____ sq. ft.
Total # of Parking Spaces ____
Total # of Floors in Garage ____ Total # of Units ____
Number of Floors ____ Unit Numbers ____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

Partial Occupancy Yes ☑

Garage Floor ____ sq. ft.
# of Parking Spaces ____ # of Floors in Garage ____
Total # of Units ____ Square Footage 60,297
Number of Floors 3 Unit Numbers ____

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (S & C).
- ☑ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

Does the building have an elevator?
Yes ☑ No ☐

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and S&C issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, etc)?
Yes ☐ No ☑

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Ready for inspection?
Yes ☑ No ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

Do not write here

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval

IX. ZONING: Initials: KJ
Zone C-O-1.5 Zonin Fees $14,128.50
Receipt No. R15015476 Date 9/24/15

X. APPROVED BY

	Initials	Date
Building	gpm	3.10.
Electrical	[illegible]	12.15.15
Mechanical	[illegible]	12.18.15
Plumbing	jhl	12.17.15
E. H. B		
Elevator		
Fire Prevention	jdl	9.25.15
Child Care		
Final Survey		
Bus. Inspection		
DES		
Bus. License	lfc	11.03.16
Zoning Inspection	ABS	10.05.15

XI. Building Official Date 11.03.16

Revised 8/13

I, the Applicant, hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County. I acknowledge receipt of the application instructions.

Signature	Applicant name (Print)	Address	Phone
[signature]	Daniel Pritchett	3500 S. Clark St. Arlington, VA 22202	571.289.4298
	On Site Contact Person (if not the applicant) Daniel Pritchett		

GENERAL INFORMATION

Paragraph §15.3, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (VUSBC), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

I. GENERAL

A. Read instructions **carefully**, Erroneous information will result in delays in the issuance of a Certificate of Occupancy.

B. Applications must accompanied by a check for the full fee at the time of application, made payable to Treasurer of Arlington County, and must be hand-delivered or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require separate permits and inspections from Inspection Services Division. Note: This is separate from the Certificate of Occupancy process.

II. CERTIFICATE OF OCCUPANCY INSPECTIONS

A. Generally, when applications are submitted before 4:30 p.m. on Thursday, final inspections will be scheduled for the following Tuesday-Friday. If the premise was not ready for inspection when the application was submitted, please call 703-228-3883 to schedule an inspection when the premise is ready.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his representative (18 years of age or older) are present on the premises.
2. All equipment has been installed and connected.
3. If Zoning inspectors find premises are not in proper condition for inspection, no inspection will be made, and upon return, a re-inspection fee will be charged.

D. Certificate of Occupancy inspections may involve several County agencies.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities, and appurtenances. If approved by BZA variance or use permit, County Board use permit or site plan, submission of documents identifying such approval must be submitted.

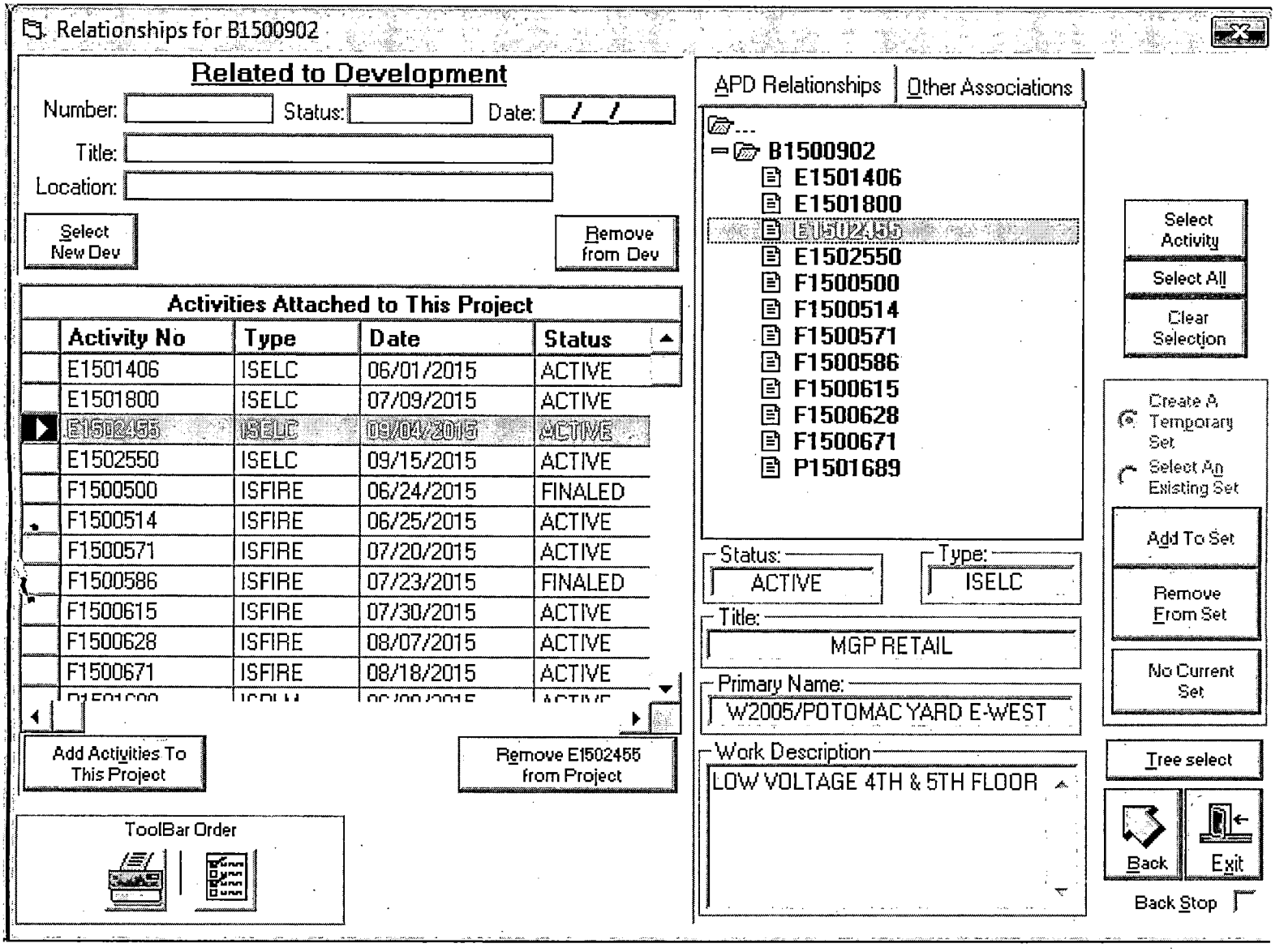
B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

V. CAPACITIES FOR OUTDOOR/INDOOR SEATING

Please provide 5 copies of all seating layouts. For outdoor, please show the seating layout in a scaled plat (5 copies).


Relationships for B1500902
Related to Development
Number:
Status:
Date:
Title:
Location:
Select New Dev
Remove from Dev
Activities Attached to This Project
Activity No
Type
Date
Status
E1501406 ISELC 06/01/2015 ACTIVE
E1501800 ISELC 07/09/2015 ACTIVE
E1502455 ISELC 09/04/2015 ACTIVE
E1502550 ISELC 09/15/2015 ACTIVE
F1500500 ISFIRE 06/24/2015 FINALED
F1500514 ISFIRE 06/25/2015 ACTIVE
F1500571 ISFIRE 07/20/2015 ACTIVE
F1500586 ISFIRE 07/23/2015 FINALED
F1500615 ISFIRE 07/30/2015 ACTIVE
F1500628 ISFIRE 08/07/2015 ACTIVE
F1500671 ISFIRE 08/18/2015 ACTIVE
Add Activities To This Project
Remove E1502455 from Project
ToolBar Order
APD Relationships
Other Associations
B1500902
E1501406
E1501800
E1502455
E1502550
F1500500
F1500514
F1500571
F1500586
F1500615
F1500628
F1500671
P1501689
Status: ACTIVE
Type: ISELC
Title: MGP RETAIL
Primary Name: W2005/POTOMAC YARD E-WEST
Work Description
LOW VOLTAGE 4TH & 5TH FLOOR
Select Activity
Select All
Clear Selection
Create A Temporary Set
Select An Existing Set
Add To Set
Remove From Set
No Current Set
Tree select
Back
Exit
Back Stop

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LIDL US LLC**
To use the:**1,4,5** floor, and /or suite number:
Of the building located at: **3500 S CLARK ST,**For the following purpose: **OFFICE.**

Permit Number		**CO1500810**		Date Issued			
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.	**NONE**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2009**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Arlova Vonhm
Zoning Administrator

PP Shahriar DAP

Shahriar Amiri
Building Official

Arlova Vonhm
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

[redacted]

CPHD - Zoning - Scan Request Batch Sheet

Request #	43252	**Box Number**	ZScan-051/2
Charge Code		**Requestor**	ZONING1
Instructions	Hold for 7 days then destroy	**Rescan?**	☐
Due	30 Business Days	**Due Date**	03/16/2015
CPHD Case #	SP #346	**Permit #**	
Address	LANDBAY "E: WEST	**RPC**	

Standard Pages		**Large Format Pages**		**Total Pages**
Black and White Count	1	**Black and White Count**	54	55
Color Count		**Color Count**	0	

Sides ◉ Simplex ○ Duplex

Print Shop Request # *43252*

Comments

AM

Submit

NATIONAL GATEWAY

POTOMAC YARD

LAND BAY 'E' WEST

OFFICE - RETAIL -FITNESS CLUB



POST 4.1 SUBMISSION

06/21/07

DAVIS CARTER SCOTT ltd

d|c|s DESIGN

(LAND BAY E-WEST)

Dr. 66

SP#346

SP#346

DRAWER: 66

Developer/Owner

THE MERIDIAN GROUP

3 BETHESDA METRO CENTER
SUITE 610, BETHESDA , MD 20814
301/718-0800 (Phone)
301/718-9444 (Fax)
loranadams@meridiangroupinc.com (email)

Architect

DAVIS, CARTER, SCOTT LTD.

1676 INTERNATIONAL DRIVE SUITE 500
MCLEAN, VA 22102
703-556-9275 (Phone)
703-821-6976 (Fax)

Civil Engineer

CHRISTOPHER CONSULTANTS

9900 MAIN STREET, FOURTH FLOOR
FAIRFAX, VA 22031-3907
703/273-6820(Phone)
703/273-7636 (Fax)
mikeohara@ccl-eng.com

Structural Engineer

SMISLOVA, KEHNEMUI & ASSOCIATES,P.A.

6101 EXECUTIVE BOULEVARD
ROCKVILLE, MD 20852-3907
301/881-1441 (Phone)
301/881-8664 (Fax)
tonys@skaengineers.com

M/E/P Engineer

ALLEN & SHARIFF CORPORATION

7061 DEEPAGE DRIVE
COLUMBIA, MD 21045
410/381-7100 (Phone)
410/381-7110 (Fax)
jgarner@allenshariff.com

Landscape Architect

LEWIS SCULLY GIONET

1919 Gallows Rd., Suite 110
VIENNA, VA 22182
703/821-2045 (Phone)
703/448-0597 (Fax)
schoi@lsginc.com

RECEIVED
JUN 22 2007
By

SITE PLAN APPROVAL
FINAL
APPROVED BY THE ARLINGTON COUNTY BOARD AT ITS MEETING OF
SUBJECT TO CONDITIONS OUTLINED IN THE EXCERPT FROM THE COUNTY BOARD MINUTES OR THE COUNTY MANAGER'S REPORT ATTACHED HERETO, IN ACCORDANCE WITH THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA
Planning Division Chief
by 3/18/08 19
Supervisor, Planning Section
RON CARLEE
County Manager
by 3/25/2008
Zoning Coordinator

Recommend Approval
Freida Wray, Planning Division
March 14, 2008

Con Plan - Post 4.1 Drawings

RECORD COPY

Abbreviations

A

ACT	ACOUSTICAL
AD	AREA DRAIN
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
ASB	ASBESTOS
ASPH	ASPHALT

B

BD	BOARD
BTWN	BETWEEN
BHD	BULKHEAD
BLDG	BUILDING
BLK	BLOCK(ING)
BM	BEAM
BO	BOTTOM OF

C

CAB	CABINET
CG	CORNER GUARD
CJ	CONSTRUCTION JOINT
CL	CLOSET, CENTERLINE
CLG	CEILING
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEAR OPENING
COL	COLUMN
COM	COMPANY
COMB	COMBINATION
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CTR	CENTER

D

DBL	DOUBLE
DEMO	DEMOLITION
DEFS	DIRECTLY APPLIED EXTERIOR FINISH SYSTEM
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DF	DRINKING FOUNTAIN
DN	DOWN
DR	DOOR
DTL	DETAIL
DWR	DRAWER
DWG(S)	DRAWING(S)

E

EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EJ	EXPANSION JOINT
ENCL	ENCLOSE(URE)
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXP	EXPOSED
EXT	EXTERIOR

F

FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIN	FINISH(ED)
FL, FLR	FLOOR(ING)
FO	FLOOR OUTLET
FR	FIRE RATED(ING)
FRT	FIRE RETARDANT TREATED
FUR	FURR(ING)
FVC	FIRE VALVE CABINET

G

GA	GAUGE, GAGE
GALV	GALVANIZED
GL	GLASS
GEN	GENERATOR
GWB	GYPSUM WALL BOARD

H

H	HEIGHT, HIGH
HC	HOLLOW CORE
HDCP	HANDICAP
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
H&V	HORIZONTAL AND VERTICAL

I

ID	INSIDE DIAMETER
INCL	INCLUDE(D)(ING)
INSUL	INSULATE(D)(ION)
INT	INTERIOR

J

JC	JANITOR'S CLOSET
JT	JOINT

K

KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCK OUT

L

LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LG	LONG, LENGTH
LH	LEFT HAND
LOC	LOCATION
LP	LOW POINT
LT	LIGHT

M

MACH	MACHINE
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MFR	MANUFACTURER
MO	MASONRY OPENING
MT	MARBLE TILE
MTL	METAL
MTD	MOUNTED

N

N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE

P

PBD	PARTICLE BOARD
PC	PRECAST CONCRETE
PERF	PERFORATED
PF	PRE-FINISHED
PLAM	PLASTIC LAMINATE
PNL	PANEL
PR	PAIR
PROJ	PROJECTED(ION)
PT	POINT
PTD	PAINTED
PLYWD	PLYWOOD

Q

QT	QUARRY TILE

R

R	RISER
RAD, R	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE(D)(ING)
REQ'D	REQUIRED
RES	RESILIENT
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING

S

SAB	SOUND ATTENUATION BLANKET
SAFB	SOUND ATTENUATION FIRE BLANKET
SC	SOLID CORE
SCHD	SCHEDULE
SF	SQUARE FEET
SH	SHELF, SHELVING
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM

T

T	TREAD
TBD	TO BE DETERMINED
TEL	TELEPHONE
T&G	TONGUE AND GROOVE
THK	THICK(NESS)
TOS	TOP OF STEEL
TYP	TYPICAL

U

UC	UNDERCUT
UON	UNLESS OTHERWISE NOTED

V

VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING

W

W/	WITH
W/O	WITHOUT
WC	WALL COVERING, WATER CLOSET
WD	WOOD
WP	WATERPROOFING
WR	WATER RESISTANCE

Materials Graphic

- BATT INSULATION
- BRICK
- CMU
- CONCRETE
- EARTH
- FIRE SAFING
- GRAVEL
- METAL, GENERAL
- PARTICLE BOARD
- PLYWOOD
- PRECAST CONCRETE
- RIGID OR SEMI-RIGID INSULATION
- STEEL
- STONE
- WOOD FINISH

Drawing Index

		4.1 SUBMITTAL 06/03/05	4.1 SUBMITTAL 11/18/05	4.1 SUBMITTAL 07/21/06	4.1 SUBMITTAL 10/31/06	4.1 SUBMITTAL 11/27/06	4.1 SUBMITTAL 02/09/07	4.1 SUBMITTAL 03/23/07	PDSP 4.1 SUBMITTAL 06/21/07
ARCHITECTURAL DRAWINGS									
A-000	COVER SHEET	●	●	●	●	●	●	●	●
A-001	ABBREVIATIONS, INDEX OF DRAWINGS	●	●	●	●	●	●	●	●
G-002	PROJECT DATA SHEET	●	●	●	●	●	●	●	●
A-201	P-3 LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●
A-202	P-2 LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●
A-203	P-1 LEVEL FLOOR PLAN	●	●	●	●	●	●	●	●
A-204	GROUND FLOOR PLAN	●	●	●	●	●	●	●	●
A-205	SECOND FLOOR PLAN	●	●	●	●	●	●	●	●
A-206	TYPICAL FLOOR PLAN	●	●	●	●	●	●	●	●
A-207	NINETH FLOOR PLAN	●	●	●	●	●	●	●	●
A-208	MAIN ROOF/PENTHOUSE PLAN	●	●	●	●	●	●	●	●
A-209	PENTHOUSE ROOF PLAN	●	●	●	●	●	●	●	●
A-210	ROUND HOUSE FLOOR PLANS				●	●			●
A-211	ROUND HOUSE ELEVATIONS/ SECTION					●			●
A-301	BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-302	BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-303	BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-304	BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-305	ENLARGED BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-306	ENLARGED BUILDING ELEVATIONS	●	●	●	●	●	●	●	●
A-307	STREET LEVEL ELEVATIONS		●	●	●	●	●	●	●
A-308	STREET LEVEL ELEVATIONS		●	●	●	●	●	●	●
A-309	STREET LEVEL ELEVATIONS		●	●	●	●	●	●	●
A-310	STREET LEVEL ELEVATIONS		●	●	●	●	●	●	●
A-401	BUILDING SECTION	●	●	●	●	●	●	●	●
A-402	BUILDING SECTION	●	●	●	●	●	●	●	●
A-403	SITE SECTIONS		●	●	●	●	●	●	●
A-501	MASSING CONTEXT		●	●	●	●	●	●	●

Drawing Index

		4.1 SUBMITTAL 06/03/05	4.1 SUBMITTAL 11/18/05	4.1 SUBMITTAL 10/31/06	4.1 SUBMITTAL 11/27/06	4.1 SUBMITTAL 02/09/07	4.1 SUBMITTAL 03/23/07	PDSP 4.1 SUBMITTAL 06/21/07
CIVIL DRAWINGS								
C-101	OVERALL CERTIFIED SURVEY PLAT		●	●	●	●	●	●
C-102	OVERALL PDSP AREA	●	●	●	●	●	●	●
C-103	AERIAL VICINITY MAP	●	●	●	●	●	●	●
C-104	CERTIFIED SURVEY PLAT		●	●	●	●	●	●
C-105	EXISTING CONDITIONS		●	●	●	●	●	●
C-106	OVERALL SITE PLAN	●	●	●	●	●	●	●
C-107	PLOT AND LOCATION PLAN	●	●	●	●	●	●	●
C-108	STREET SECTIONS		●	●	●	●	●	●
C-109	BMP CALUCATIONS				●	●	●	●
C-110	STIPING AND MARKING PLAN				●	●	●	●
C-111	STIPING AND MARKING PLAN				●	●	●	●
	LANDSCAPE DRAWINGS							
L-00	COVER SHEET			●	●	●		
L-01	HARDSCAPE AND LANDSCAPE PLAN			●	●	●		
L-02A	ARLINGTON COUNTY DETAILS			●	●	●		
L-02B	DETAILS			●	●	●		
L-02C	DETAILS			●	●	●		
L-03	PLANTING NOTES AND SCHEDULE			●	●	●		
L-001	COVER SHEET						●	●
L-101	LAYOUT PLAN						●	●
L-102	LAYOUT PLAN							●
L-103	PAVING PATTERN DETAILS							●
L-104	PAVING PATTERN DETAILS							
L-201	GRADING AND DRAINAGE PLAN						●	●
L-202	GRADING AND DRAINAGE PLAN FOR TREE SUMP PIT							●
L-301	HARDSCAPE DETAILS							●
L-302	SITE FURNISHING AND WALL DETAILS							●
L-303	ARLINGTON COUNTY STANDARD DETAILS							●
L-401	PLANTING PLAN AND SCHEDULE						●	●
L-402	PLANTING DETAILS AND NOTES						●	●
L-102	PAVING PATTERN PLAN						●	●
L-301a	DETAILS						●	●
L-301b	DETAILS						●	●
L-302	ARLINGTON COUNTY STANDARD DETAILS						●	●
L-00	COVER SHEET					●	●	●
L1.1	OVERALL SITE PLAN				●	●	●	●
L1.2	HARDSCAPE PLAN SOUTH				●	●	●	●
L1.3	HARDSCAPE PLAN NORTH				●	●	●	●
L2.1	GRADING PLAN SOUTH				●	●	●	●
L2.2	GRADING PLAN NORTH					●	●	●
L3.0	ARLINGTON COUNTY DETAILS				●	●	●	●
L3.1	DETAILS					●	●	●
L4.1	LANDSCAPE PLAN SOUTH						●	●
L4.2	LANDSCAPE PLAN NORTH						●	●
L5.1	PLANTING PLAN SOUTH					●	●	●
L5.2	PLANTING PLAN NORTH					●	●	●
L5.3	PLANTING DETAIL & SCHEDULE					●	●	●
A-210	ROUND HOUSE FLOOR PLANS						●	●
A-211	ROUND HOUSE ELEVATIONS/ SECTION						●	●

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

REVISIONS

06/21/07 POST 4.1 SUBMISSION
03/23/07 REVISION - 6B
02/09/07 REVISION - 6
11/27/06 REVISION - 5
10/31/06 REVISION - 4
07/21/06 REVISION - 3
11/18/05 REVISION - 2
09/20/05 REVISION - 1

PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE

Abbreviations, Index of Drawings

Printed On: 6/20/07, 1:49 pm

SCALE –
DATE Month DD, YYYY
DRAWN BY
CHECKED BY

428_001.DWG

DRAWING NUMBER

A-001

SHEET *OF*

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT". IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR PART. - DAVIS-CARTER-SCOTT - ©2007 ALL RIGHTS RESERVED.

Administrative Registration 4.1
Site Plan Submittal Regulations

TABULAR INFORMATION REQUIRED
FOR FINAL SITE SUBMITTAL

STAFF ENTRY:

Assigned Site Plan Number _____
Amendment Number _____
Public Advertisement Case Number _____
General Land Use Plan Classification – Code _____
General Project Description _____

Common Name of Project _____

Street Classification

Street Classifications: _____

APPLICANT ENTRY:

1. Project Title LAND BAY "E" WEST AT POTOMAC YARDS

2. Project Location (Address) _____

3. Parcel RPC Number 34027046

STAFF ENTRY:

4. Applicant's Name The Meridian Group — CODE # _____
Address (with Zip Code) 3 Bethesda Metro Center, Suite 610, Bethesda, MD 20814
Daytime Telephone (with Area Code) 301-718-0800

5. Application Made By same as above — CODE # _____
Address (with Zip Code) _____
Daytime Telephone (with Area Code) Loran Adams
Contact Gary Dick, Timothy S. Eden

6. Attorney's Name Walsh, Colucci, Lubeley, Emrich & — CODE # _____
Address (with Zip Code) Terpak, P.C. 2200 Clarendon Boulevard, 13th Fl, Arlington, VA 22201-3359
Daytime Telephone (with Area Code) Contact Megan C. Shilling (703) 528-4700 Ext. 63

7. Architect's Name Davis Carter Scott Ltd — CODE # _____
Address (with Zip Code) 1676 International Drive, Suite 500, McLean, Virginia 22102
Daytime Telephone (with Area Code) (703)556-9275
Contact Mel Margallo/Robert Atkinson

8. Landscape Architect's Name Lewis, Scully, Gionet — CODE # _____
Address (with Zip Code) 8320 Old Courthouse Road, Suite 350, Vienna, VA 22182
Daytime Telephone (with Area Code) 703-821-2045
Contact Robert Karl Esselburn

9. Engineer's Name Christopher Consultants — CODE # _____
Address (with Zip Code) 9900 Main Street; 4th. Floor, Fairfax, VA 22031
Daytime Telephone (with Area Code) 703-273-6820
Contact Mike O'Hara

10. Traffic Consultant's Name Wells & Associates — CODE # _____
Address (with Zip Code) 1420 Spring Hill Road, Suite 600, McLean, VA 22102
Daytime Telephone (with Area Code) (703) 917-6620
Contact John Adndrus/Loran Adams

Traffic Consultant's Name –
Address (with Zip Code) –
Daytime Telephone (with Area Code) –
Contact – — CODE # _____

		Sq. Ft.	Acres	
11. A. Total Site Area				
B. Site Area in Existing Zoning Districts				
1. District	C-O-1.5	58,935	1.3530	CODE # _____
2. District				
3. District				
4. District				
5. District				
C. Site Area in Proposed Zoning Districts				
1. District		N/A		
2. District				
3. District				
4. District				
5. District				

GROSS FLOOR AREA CHART

Retail Area Summary

PROPOSED USE	AREA IN GROSS SQUARE FEET		
	BUILDING-A	BUILDING-B	TOTAL
GROUND LEVEL	12,775	9,903	22,678
P-1 LEVEL	–	–	–
POTENTIAL RETAIL (OFFICE/RETAIL)	–	–	–
BUILDING C-ROUND HOUSE	–	–	2800
TOTAL	12,775	9,903	25,478

Office Area Summary

LEVEL	AREA IN GROSS SQ FT		ELEVATION ABOVE SEA LVL. (ASE)
	BUILDING-A	BUILDING-B	
P-3	–	–	-9'-4"
P-2	–	–	8"
P-1	2,359	2,359	10'-8"
GRD. ⁂	2,694	3,020	26'-4"
2	22,325	21,485	42'-0"
3	23,576	22,642	54'-5"
4	23,576	22,642	66'-10"
5	23,576	22,642	79'-3"
6	23,576	22,642	91'-8"
7	23,576	22,642	104'-1"
8	23,576	22,642	116'-6"
9	21,620	21,209	128'-11"
PENTHOUSE	–	–	141'-8"
TOTAL OFFICE	190,454	183,925	

TOTAL OFFICE 374,379 SF

Fitness Club Area Summary

PROPOSED USE	AREA IN GROSS SQUARE FEET		
	BUILDING-A	BUILDING-B	TOTAL
GROUND LEVEL		9,500	9,500
P-1 LEVEL	14,772	21,668	36,440
POTENTIAL RETAIL (OFFICE/RETAIL)	–	–	–
TOTAL	14,772	31,168	45,940

* GROUND LEVEL AREAS INCLUDE SPACES SUCH AS LOBBIES, CORE, ETC. WHICH ARE MAINLY USED FOR THE OFFICES.

** BIKE STORAGE NOT INCLUDED (UNCONDITIONED GARAGE SPACE)

Proposed Building Summary

(GROSS SQUARE FEET MINUS STORAGE)

TOTAL OFFICE, RETAIL, FITNESS	374,379 + 25,478 + 45,940 OFFICE RETAIL FITNESS	445,797 SF

Building Height Summary (ASE)

ASE	BUILDING HEIGHT TO ROOF/PH.	BUILDING HEIGHT TO PH VAULT	BUILDING HEIGHT TO TOWER DOME
23.18'	118.48'	138.31'	141.56'

NOTE:
THE HIGHEST POINT OF STRUCTURE IS 164.75' ABOVE SEA LEVEL.

Parking Count Summary

TYPE	AMOUNT			
	PDSP APPR	BLDG-A	BLDG-B	TOTAL
UNIVERSAL PARKING	–	–	–	658
HANDICAPPED PARKING		–	–	14
SURFACE PARKING		–	–	12
UNDERGROUND PARKING		–	–	672
STRUCTURED PARKING		–	–	–
TOTAL PARKING		–	–	684

Bicycle Storage Count Summary

BICYCLE STORAGE TYPE	AMOUNT			
	ZONING REQ'D	BLDG-A	BLDG-B	TOTAL
EMPLOYEE	–	–	–	–
VISITOR	–	–	–	–
CUSTOMER	–	–	–	–
TOTAL	80	–	–	80

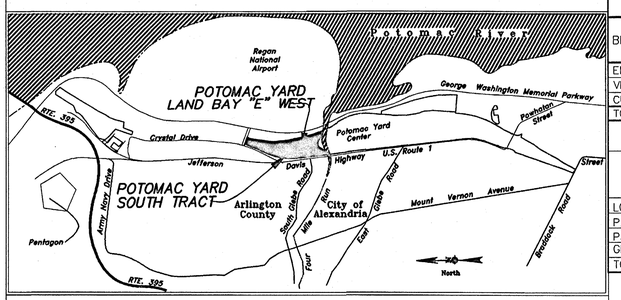
Building Storage Area Summary*

LEVEL	AMOUNT			
		BLDG-A	BLDG-B	TOTAL
LOWER LEVEL THREE		–	–	–
P2 LEVEL		–	–	–
P3 LEVEL		–	–	–
GROUND FLOOR		–	–	–
TOTAL STORAGE		–	–	–

* STORAGE AREAS PROVIDED ARE NOT COUNTED TOWARDS THE F.A.R

Total Proposed F.A.R.

SITE	58,935 SF	445,797 GSF / 58,935 SF = 7.564



VICINITY MAP
NOT IN SCALE

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11/18/05 REVISION - 2
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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Project Data Sheet

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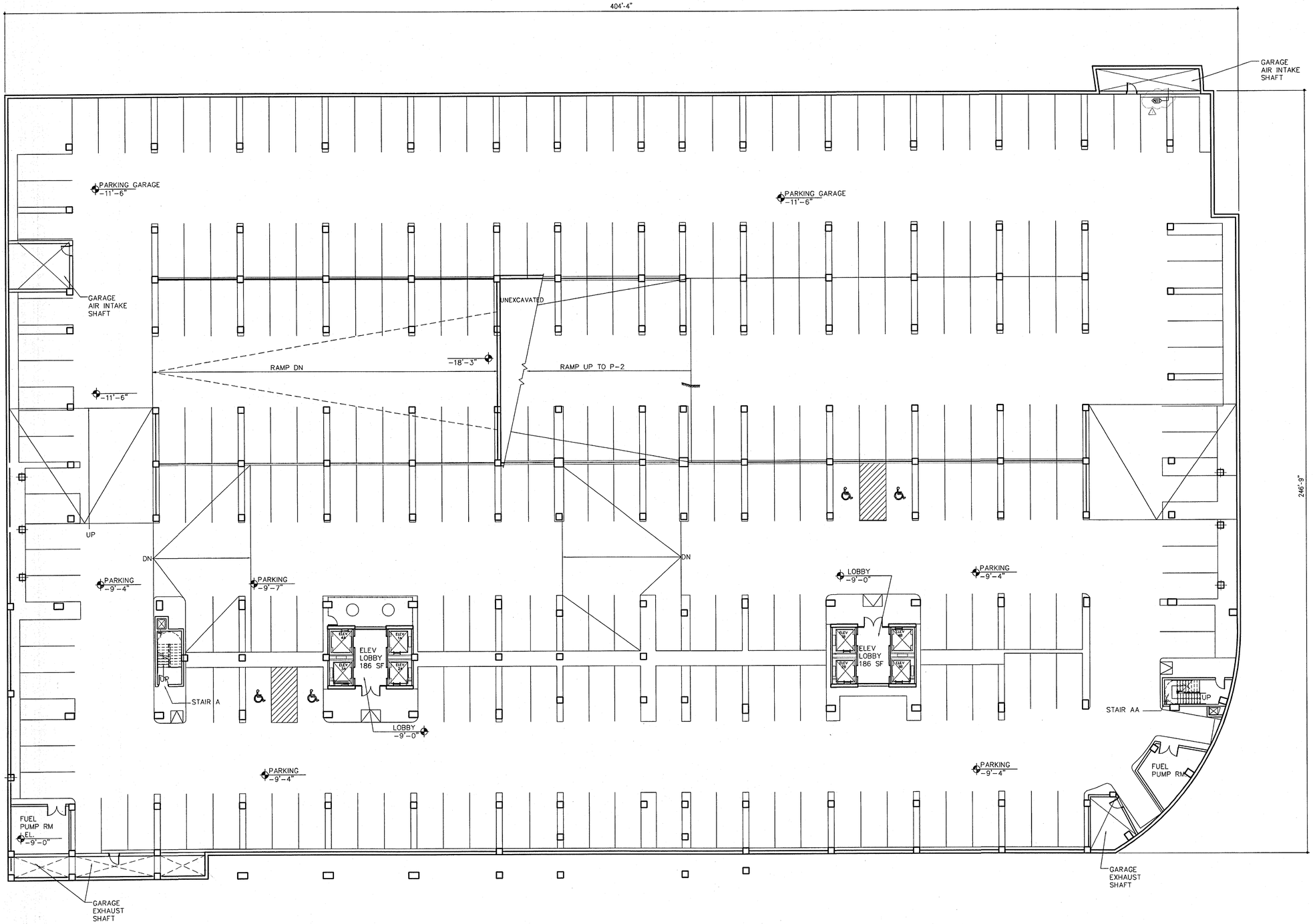
York, 02/20/2007, 8:04pm



Parking Count P-3 Level (w/ Ramp)

TYPE OF PARKING PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
UNIVERSAL (8'-6" x 18'-0")	–	–	277
HANDICAPPED	2	2	4
UNDER RAMP	18		18
TOTAL PARKING PROVIDED	–	–	299

Bicycle Space Count P-3 Level

TYPE OF BICYCLE SPACES PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
EMPLOYEE	–	–	–
VISITOR	–	–	–
CUSTOMER	–	–	–
TOTAL BICYCLE SPACES PROVIDED	–	–	–

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
P-3 level Floor Plan

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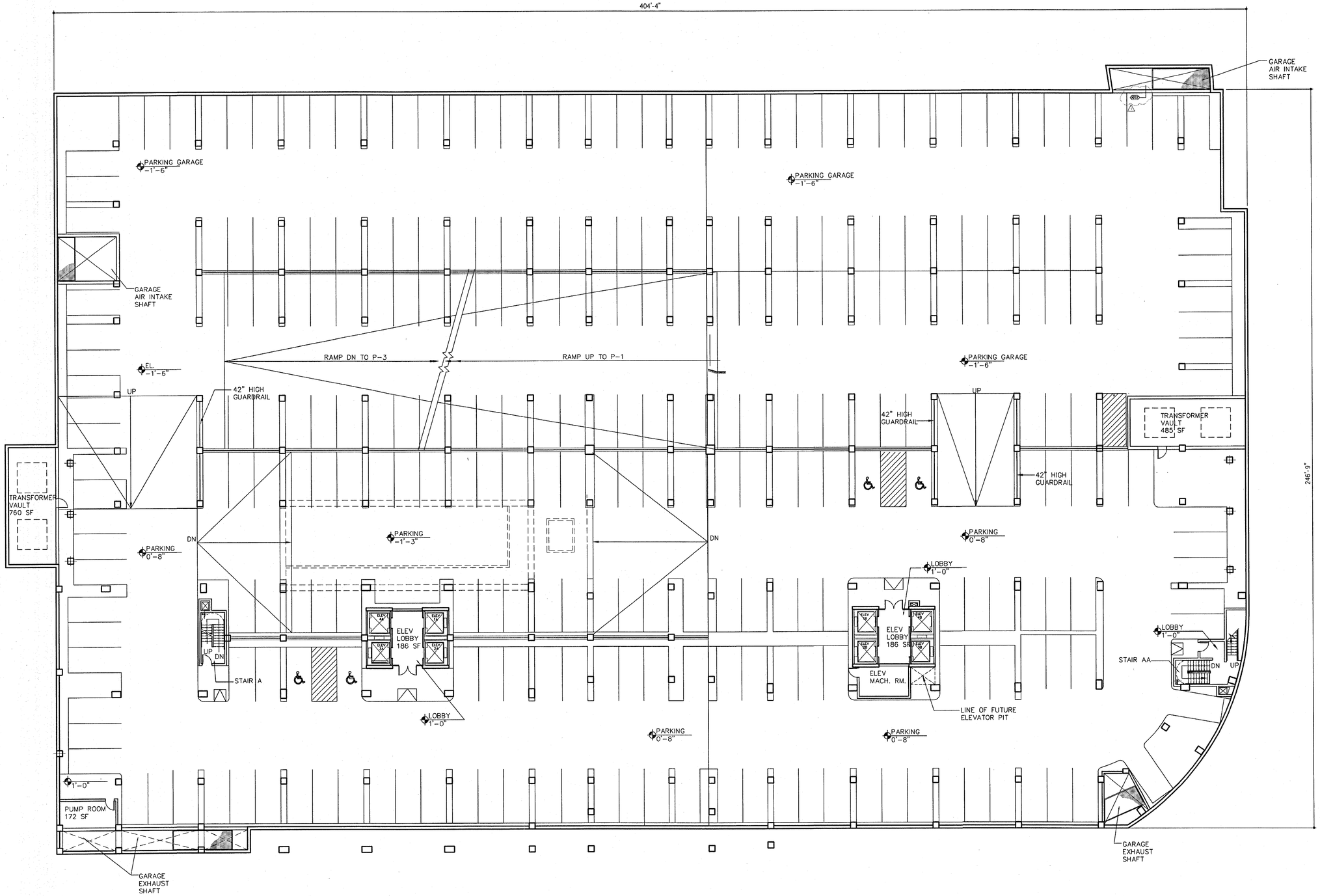

Parking Count P-2 Level (w/ Ramp)

TYPE OF PARKING PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
UNIVERSAL (8'-6" x 18'-0")	–	–	278
HANDICAPPED	2	2	4
TOTAL PARKING PROVIDED	–	–	282

Bicycle Space Count P-2 Level

TYPE OF BICYCLE SPACES PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
EMPLOYEE	–	–	–
VISITOR	–	–	–
CUSTOMER	–	–	–
TOTAL BICYCLE SPACES PROVIDED	–	–	–

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PROJECT TITLE
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PROJECT NO. 305428.00

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P-2 Level Floor Plan

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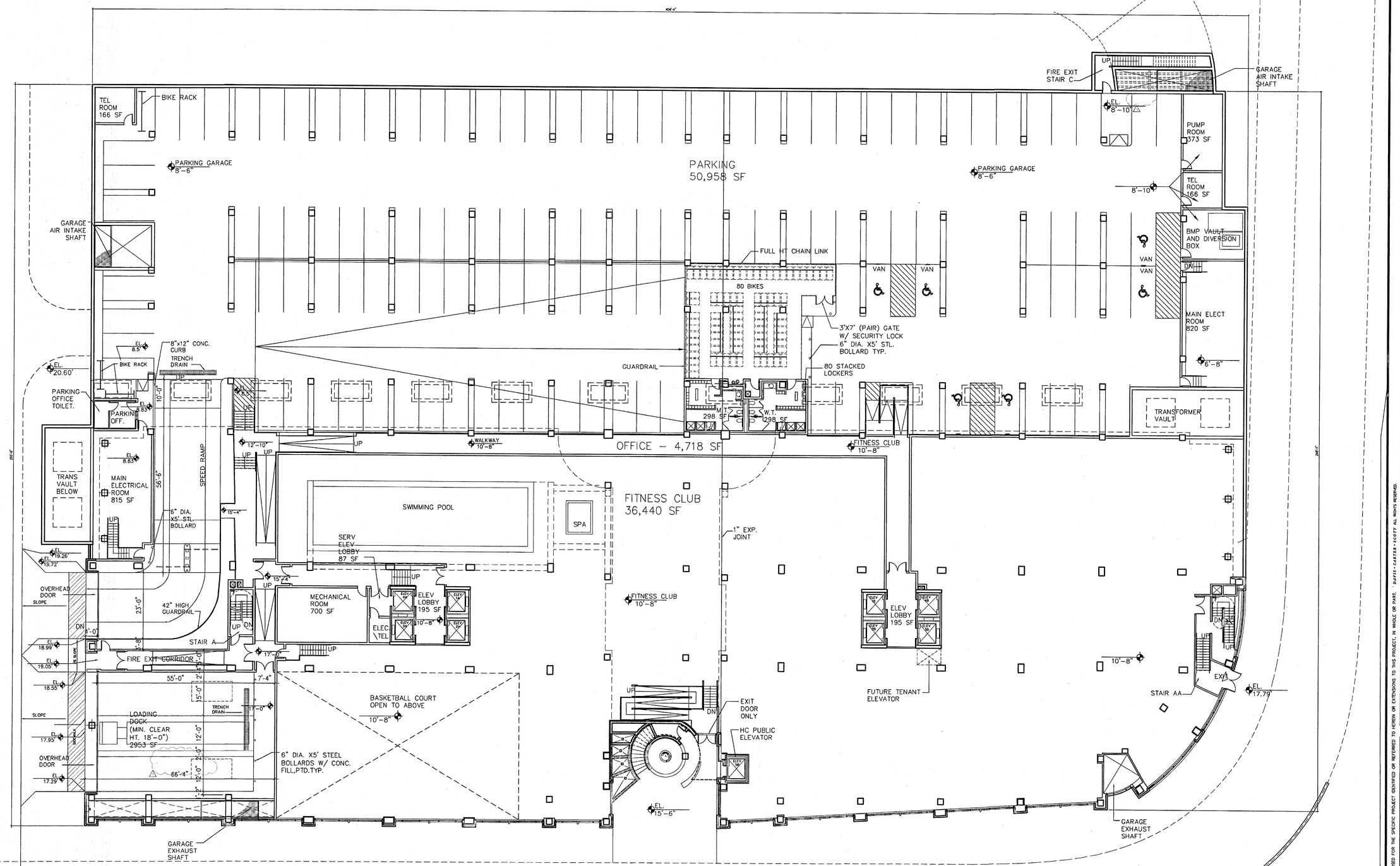

Parking Count P-1 Level

TYPE OF PARKING PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
UNIVERSAL (8'-6" x 18'-0")	–	–	85
HANDICAPPED	–	6	6
TOTAL PARKING PROVIDED	–	–	91

Bicycle Space Count P-1 Level

TYPE OF BICYCLE SPACES PROVIDED	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
EMPLOYEE	–	–	–
VISITOR	–	–	–
CUSTOMER	–	–	–
TOTAL BICYCLE SPACES PROVIDED	40	40	80

Gross Floor Area P-1 Level (SF)

SPACE	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
PARKING			50,958
OFFICE			4,718
FITNESS CLUB			36,440
TOTAL			92,116

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PROJECT NO. 305428.00

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P-1 Level Floor Plan

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BUILDING 'C'
ROUNDHOUSE
(RETAIL)
2000
ENCLOSED AREA

FIRE EXIT
STAIR

STEEL GRATE OVER
GARAGE AIR INTAKE SHAFT

LINE OF PARKING
GARAGE BELOW

CENTER PARK
(SEE LANDSCAPE DRAWINGS)

STEEL GRATE OVER
GARAGE AIR INTAKE SHAFT

S. CLARK STREET

6 PARKING SPACES

6 PARKING SPACES

LINE OF TRANSFORMER
VAULT BELOW

REMOVABLE
SLAB

STORE FRONT/RETAIL ENTRANCES TO BE
DETERMINED/ADDED UNDER FUTURE TENANT WORKS

STORE FRONT/RETAIL ENTRANCES TO BE
DETERMINED/ADDED UNDER FUTURE TENANT WORKS

FCC
71 SF

FCC
71 SF

35TH STREET

LINE OF
TRANSFORMER
VAULT BELOW

REMOVABLE
SLAB

BUILDING 'A'
RETAIL SPACE
12,775 SF
RETAIL CEILING HT.=12'-0"A.F.F (MIN. CLR.)

EL
26'-4"

BUILDING 'B'
RETAIL SPACE
9,903 SF
RETAIL CEILING HT.=12'-0"A.F.F (MIN. CLR.)

EL
26'-4"

SERV
ELEV
LOBBY
70 SF

MECH RM
230 SF

W.T.
201
SF

M.T.
201
SF

ELEC.
/TEL.
64 SF

ELEV
LOBBY
819 SF

UP

DN

OFFICE
2,694 SF

MAIN ENTRANCE

MAIN
LOBBY
1,308 SF

OFFICE
3,020 SF

MAIN ENTRANCE

MAIN
LOBBY
1,308 SF

DN UP

ELEV
LOBBY
819 SF

SERV
ELEV
LOBBY
70 SF

MECH/TEL
RM
267 SF

DN UP

CORRIDOR

OPEN TO BASKETBALL
COURT BELOW

(AREA=1563 SF)

CANOPY ABOVE

PLAZA
26'-4"

FITNESS CLUB
9,500 SF
EL
26'-4"

OPEN TO LOADING DOCK

DN, DN

DN

WATER
FEATURE

STEPPED
PLANTERS

HC PUBLIC
ELEVATOR

GARAGE
EXHAUST
SHAFT

GARAGE
EXHAUST
SHAFT

BENCH

BALCONY

EL
26'-6"

US ROUTE 1

TRANSIT EASEMENT

Gross Floor Area Ground Level (SF)

SPACE	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
OFFICE	2,694	3,020	5,714
RETAIL	12,775	9,903	22,678
FITNESS CLUB		9,500	9,500
TOTAL	15,469	22,423	37,892

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

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DRAWING TITLE

Ground Floor Plan

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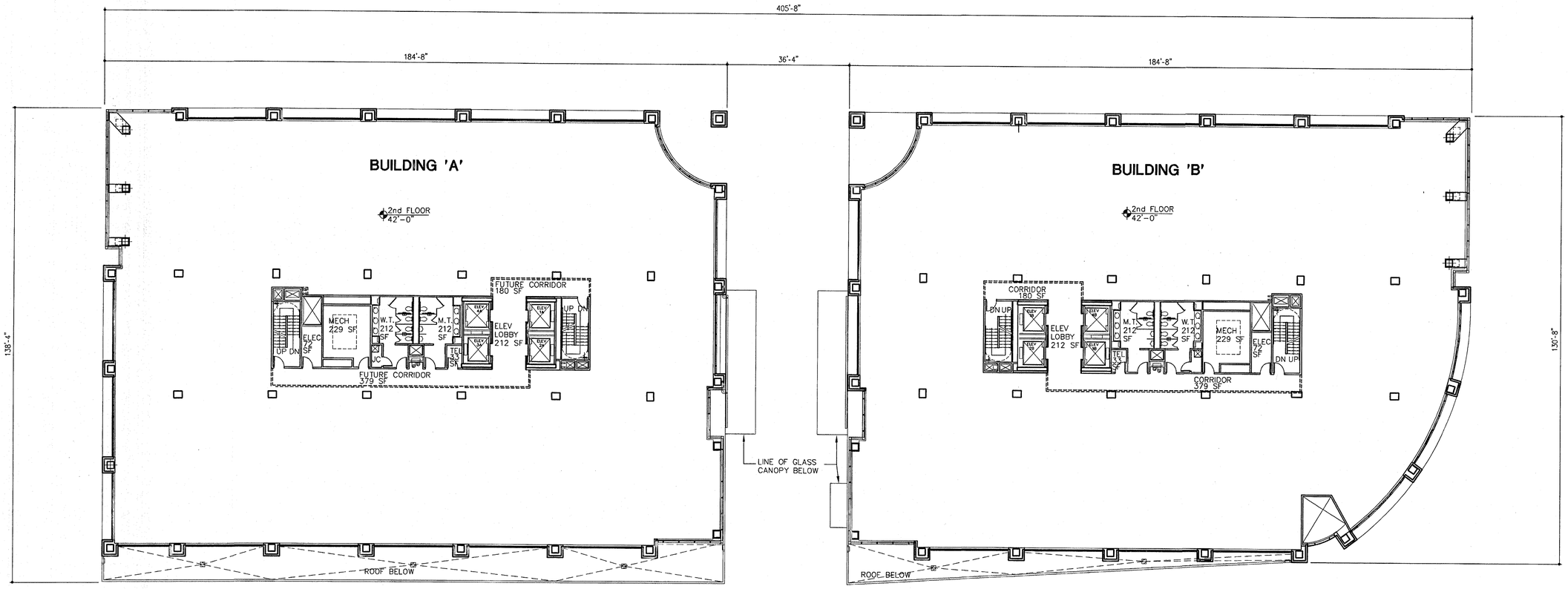

Gross Floor Area 2nd Floor (SF)

SPACE	AMOUNT		
	BUILDING–A	BUILDING–B	TOTAL
OFFICE	22,325	21,485	43,810
RETAIL	–	–	–
TOTAL	22,325	21,485	43,810

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE

Second Floor Plan

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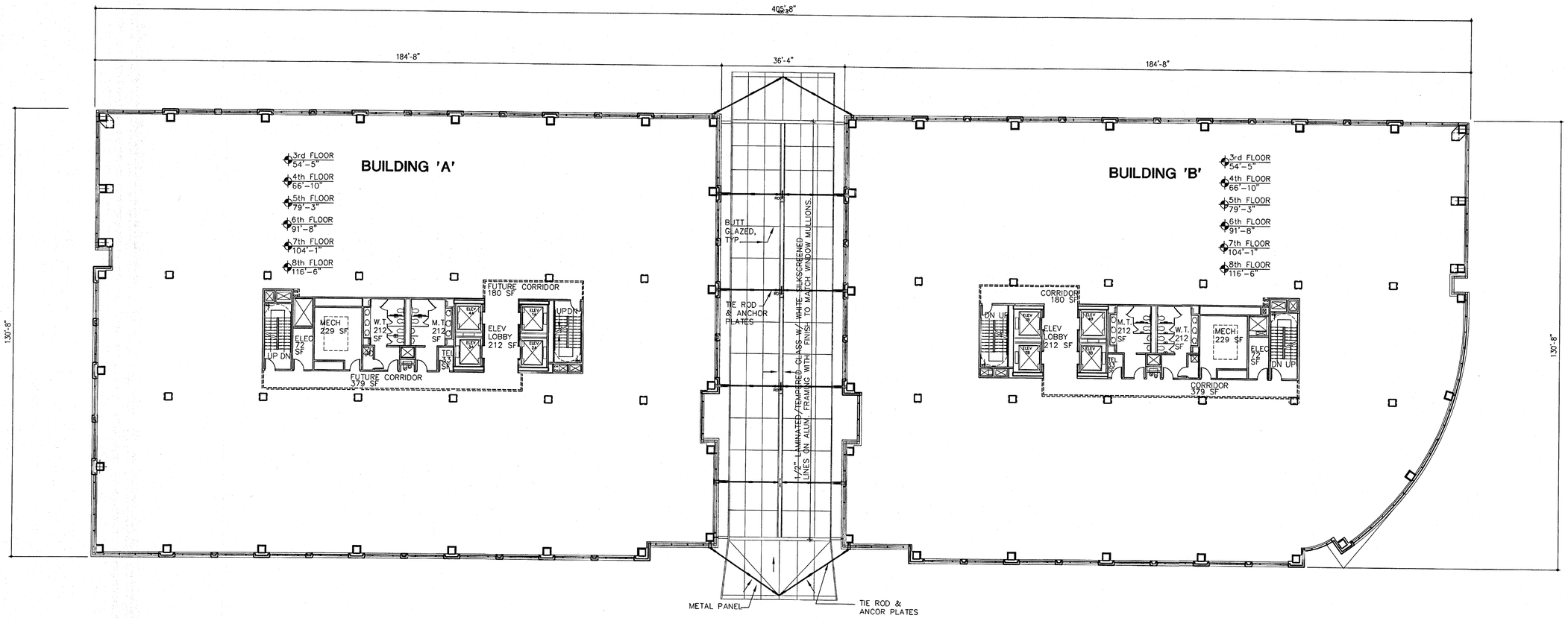

Gross Floor Area Typical Floor (SF)

SPACE	AMOUNT		
	BUILDING-A	BUILDING-B	TOTAL
OFFICE	23,576	22,642	46,218
RETAIL	-	-	-
TOTAL	23,576	22,642	46,218

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE

Typical Floor Plan

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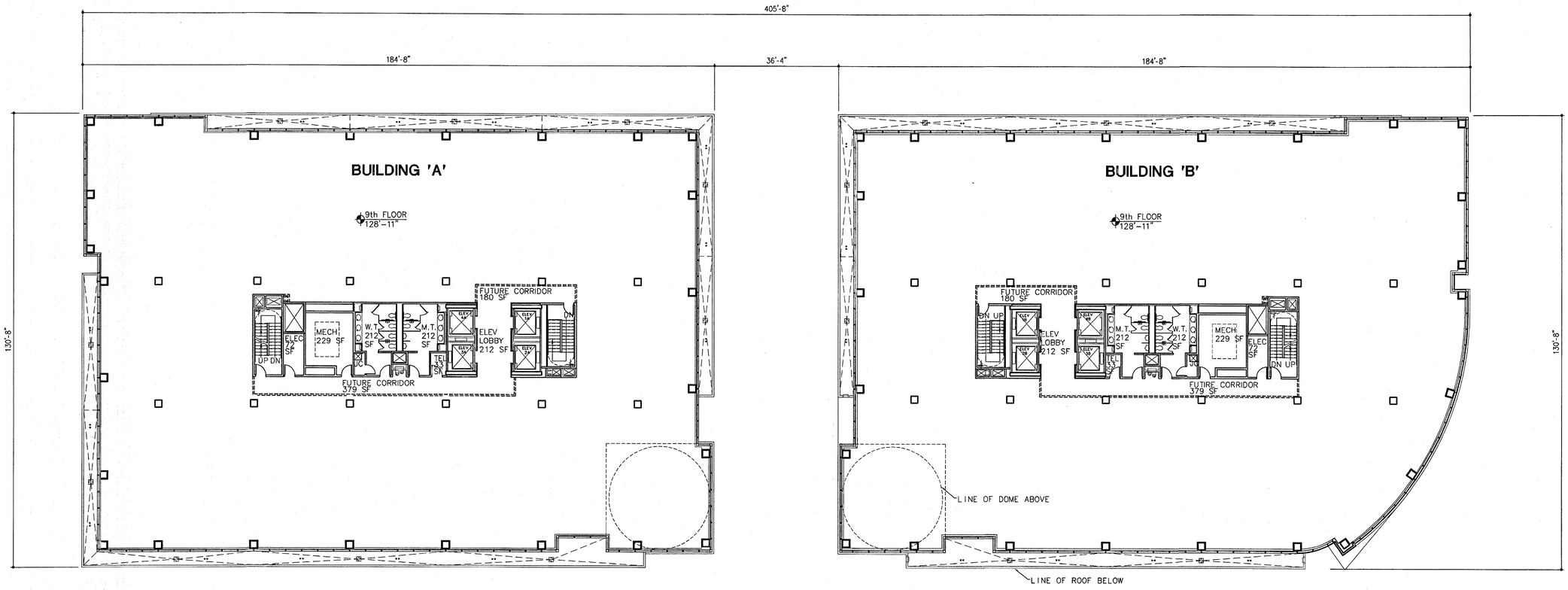

Gross Floor Area 9th Floor (SF)			
SPACE	AMOUNT		
	BUILDING–A	BUILDING–B	TOTAL
OFFICE	21,620	21,209	42,829
RETAIL	–	–	–
TOTAL	21,620	21,209	42,829

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

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Nineth Floor Plan

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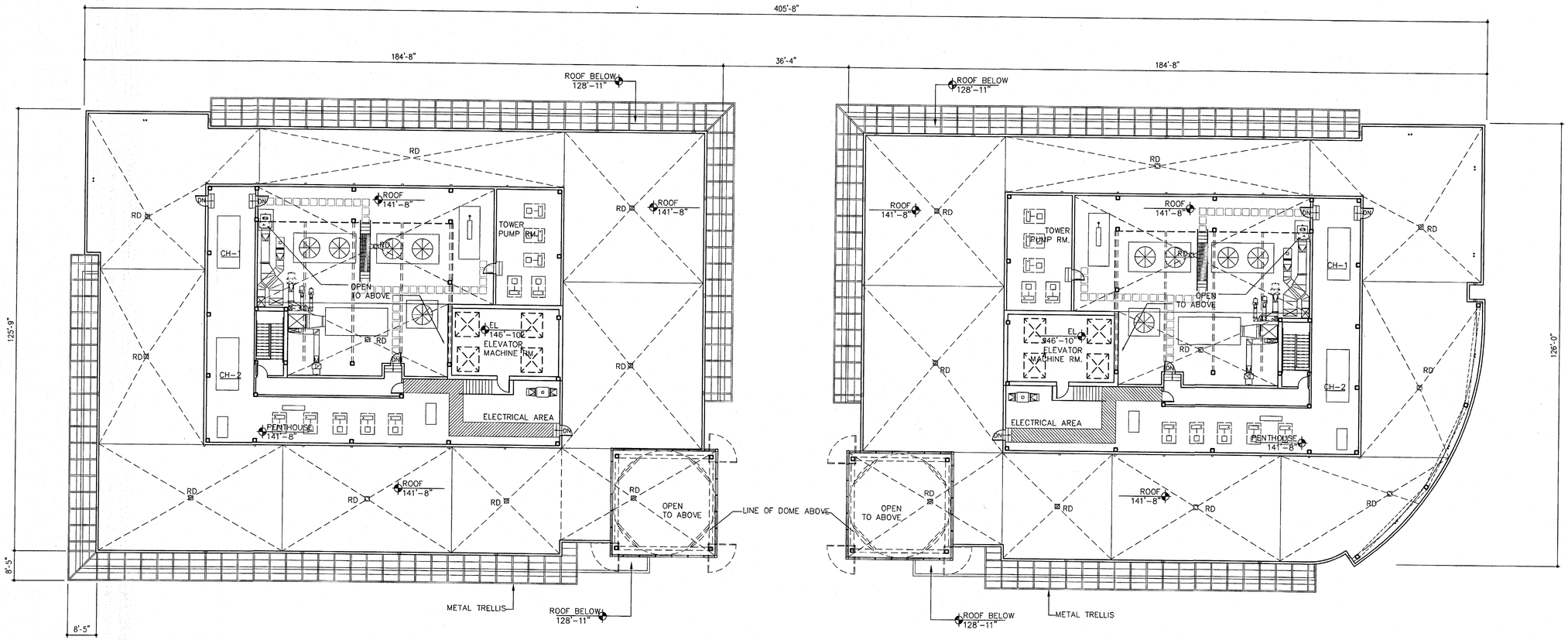

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE

Main Roof/ Penthouse Plan

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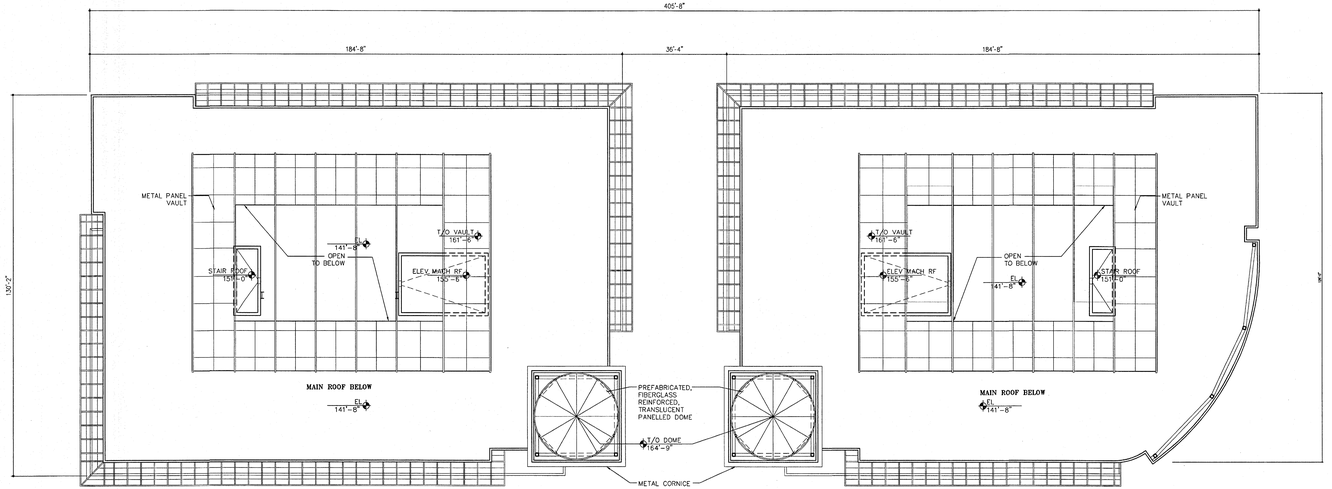

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Penthouse Roof Plan

Printed On: 6/20/07, 1:46 pm

SCALE	1/16" = 1'-0"
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428_209.dwg

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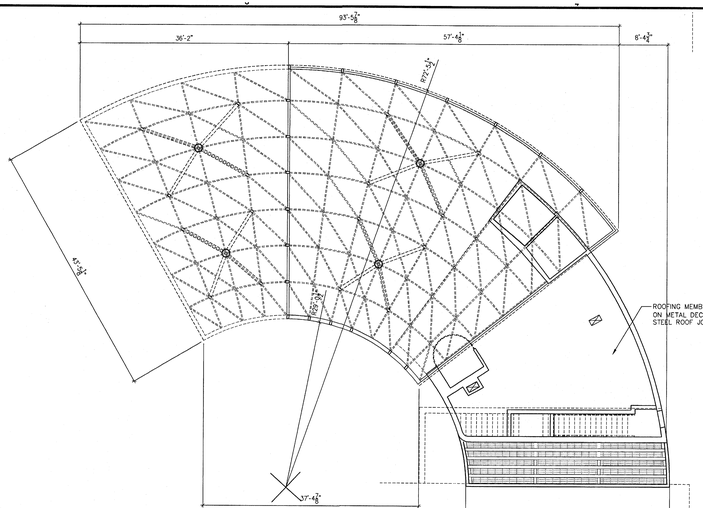
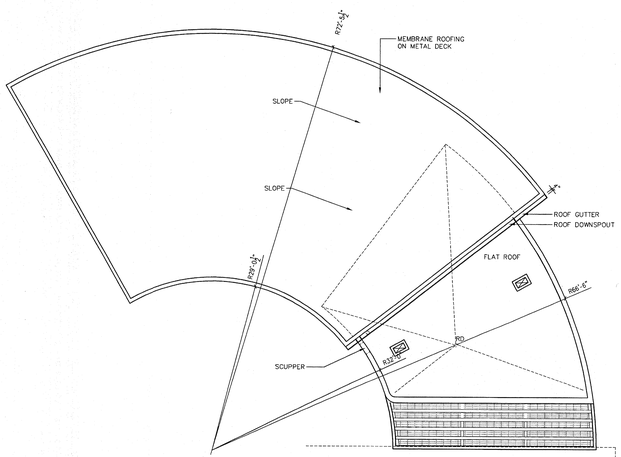
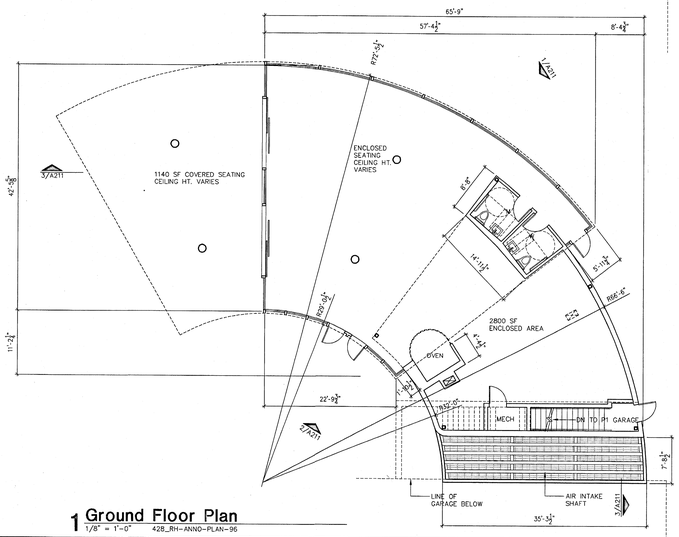


3 Reflected Ceiling Plan
1/8" = 1'-0" 428_RH-ANNO-CLNG-96.dwg



2 ROOF PLAN
1/8" = 1'-0" 428_RH-ANNO-ROOF-96.dwg



1 Ground Floor Plan
1/8" = 1'-0" 428_RH-ANNO-PLAN-96

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09/20/05 REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Round House Floor Plan

Printed On: 6/25/07, 1:45 pm

SCALE	1/8" = 1'-0"
DATE	Month DD, YYYY
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428_210.dwg

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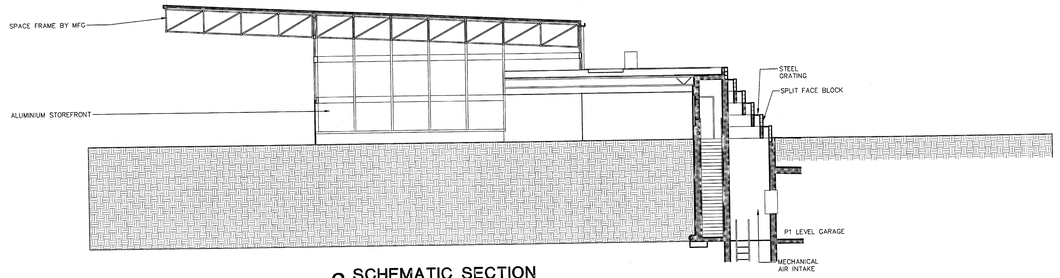
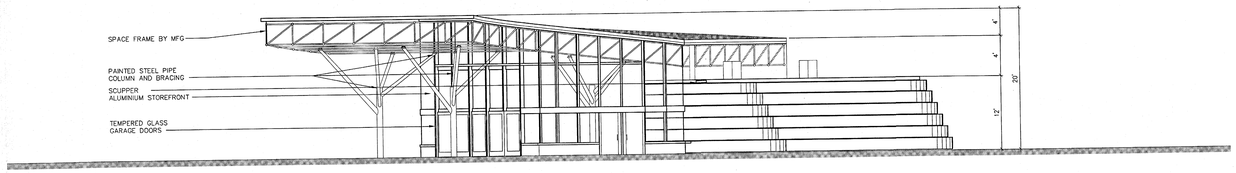
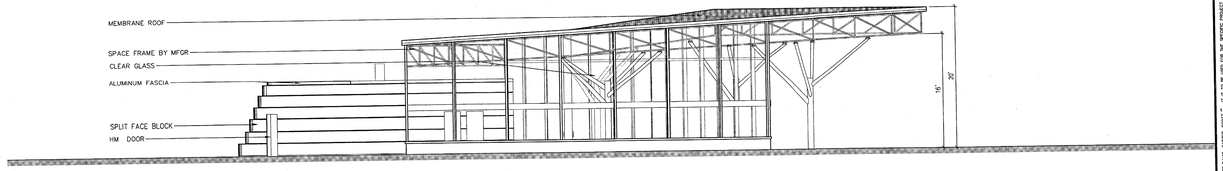


3 SCHEMATIC SECTION
1/8" = 1'-0" 428_RH-ANNO-ELEV-96.DWG



2 ELEVATION
1/8" = 1'-0" 428_RH-ANNO-ELEV-96.DWG



1 ELEVATION
1/8" = 1'-0" 428_RH-ANNO-ELEV-96.DWG

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Round House Elevations/ Section

Printed On: 6/20/07, 1:45 pm

SCALE 1/8" = 1'-0"
DATE Month DD, YYYY
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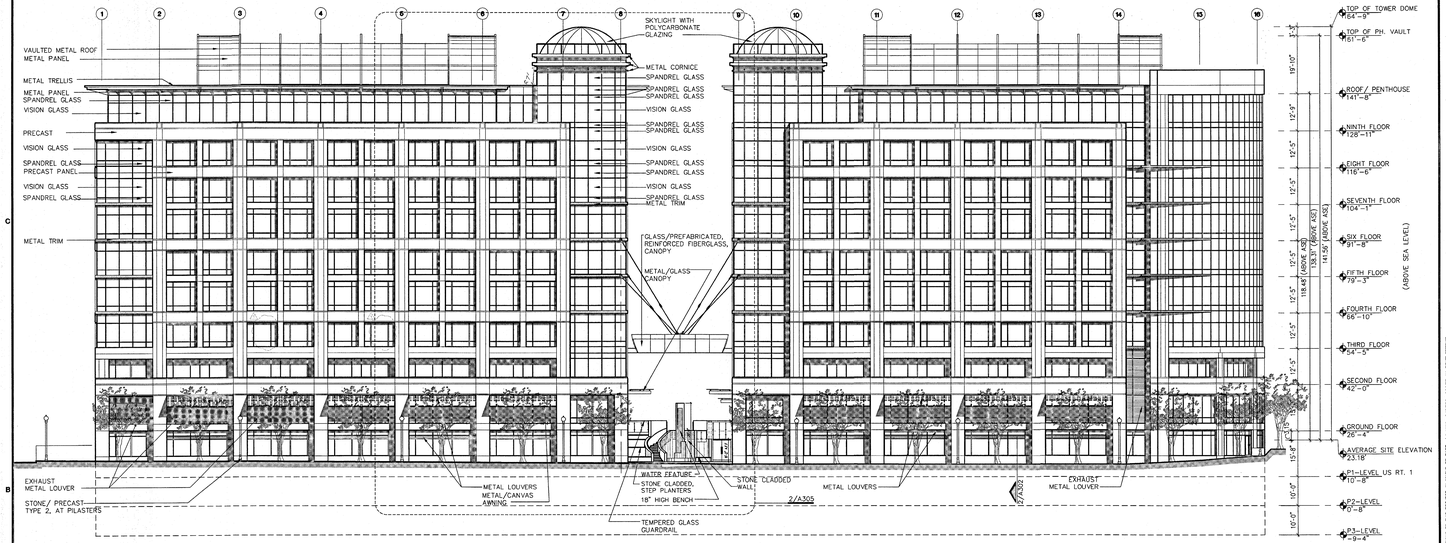
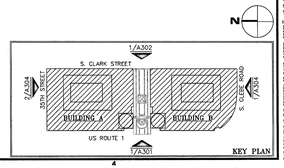


1 Elevation From US Route 1
1/16" = 1'-0" 428_ELALT.dwg



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09/20/05	REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Building Elevations

Printed On: 6/25/07, 1:45 pm

SCALE 1/16" = 1'-0"
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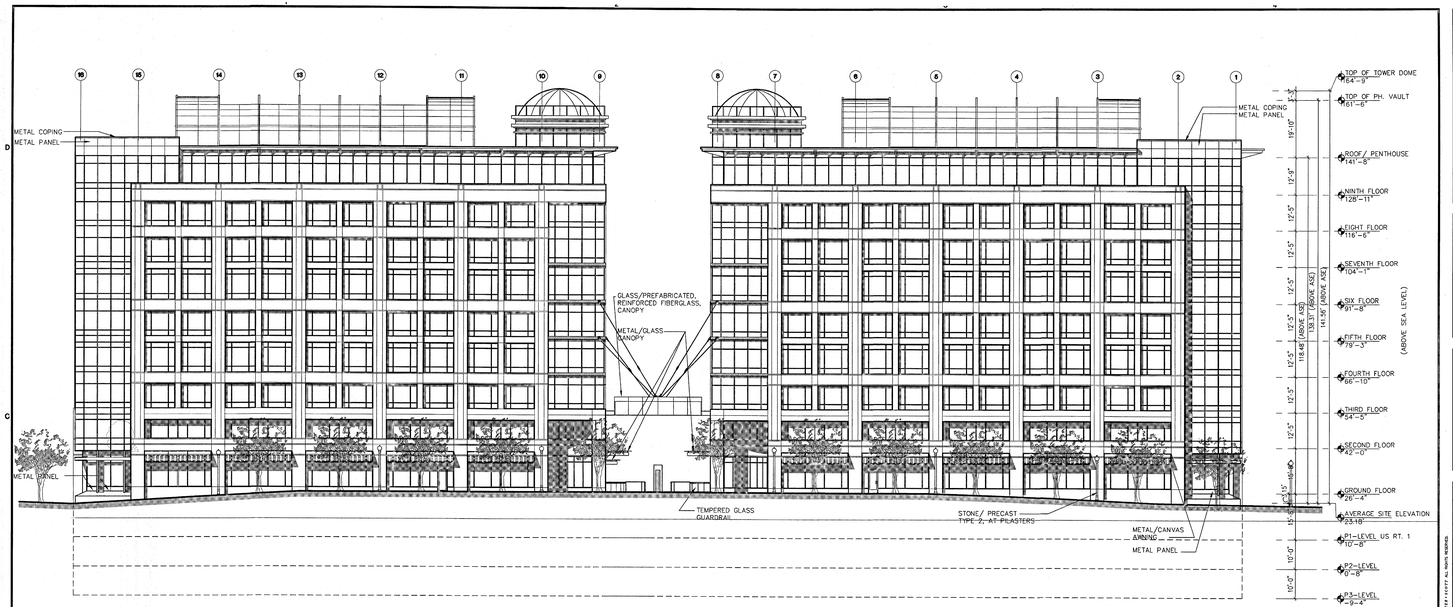
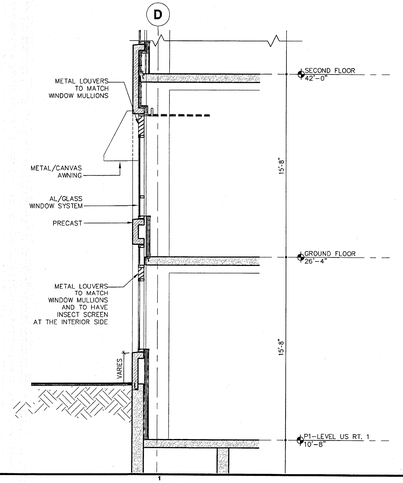
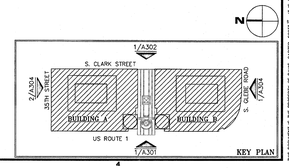


1 Elevation From S. Clark Street
1/16" = 1'-0" 428_ELALT.dwg



2 Typical Wall Section at Metal Louvers
1/4" = 1'-0"



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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Building Elevations

Printed On: 6/26/07, 1:45 pm

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DATE Month DD, YYYY
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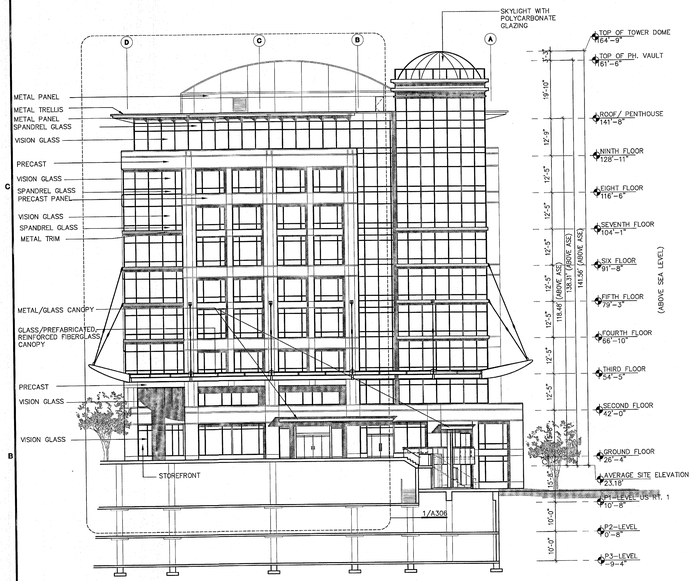
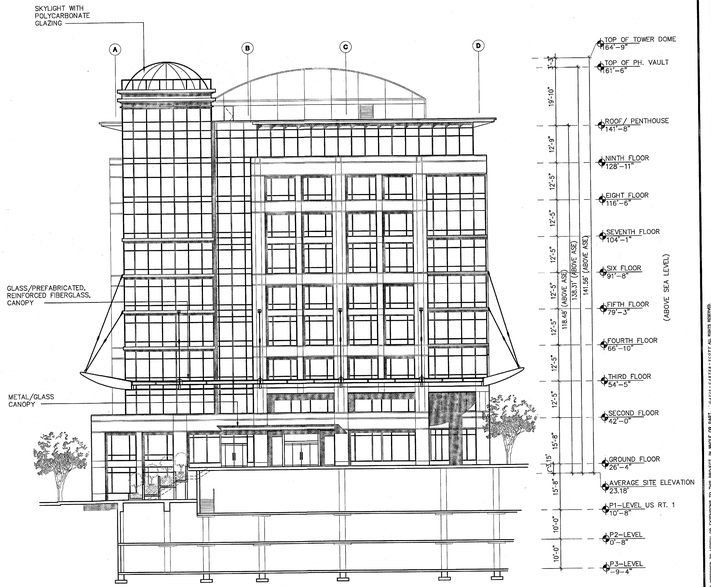
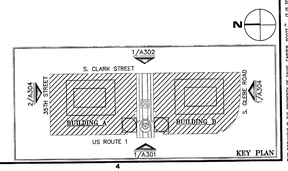


1 Plaza Elevation- Building 'B'
1/16" = 1'-0"
428_ELALT.dwg



2 Plaza Elevation- Building 'A'
1/16" = 1'-0"
428_ELALT.dwg



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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Building Elevations

Printed On: 6/20/07, 12:29 pm

SCALE 1/16" = 1'-0"
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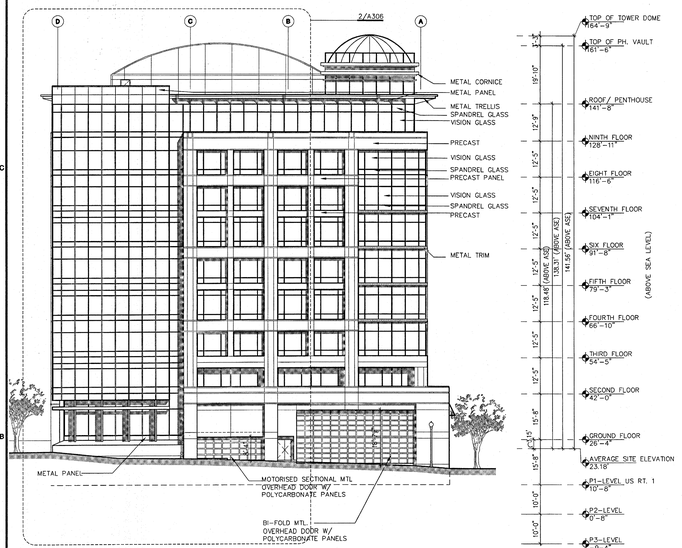

2 Elevation From 35th street

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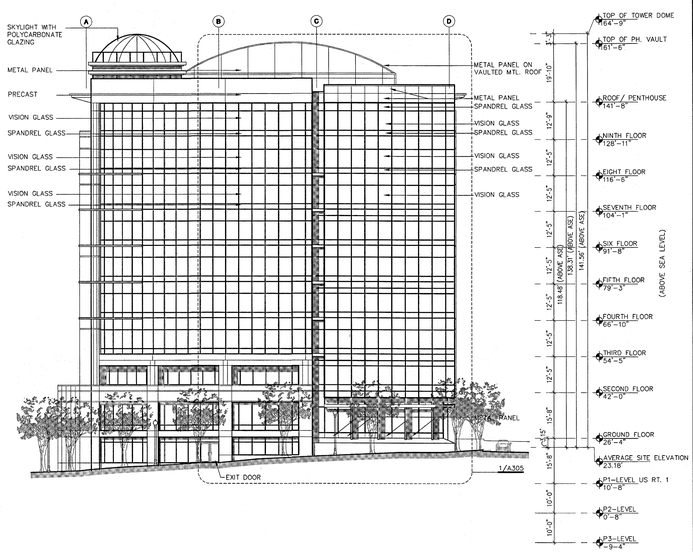

1 Elevation From S. Glebe Road

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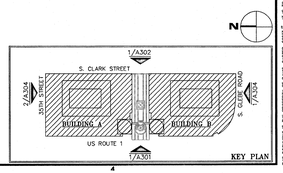

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PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 3054280.00

DRAWING TITLE

Building Elevations

Printed On: 6/20/07, 1:44 pm

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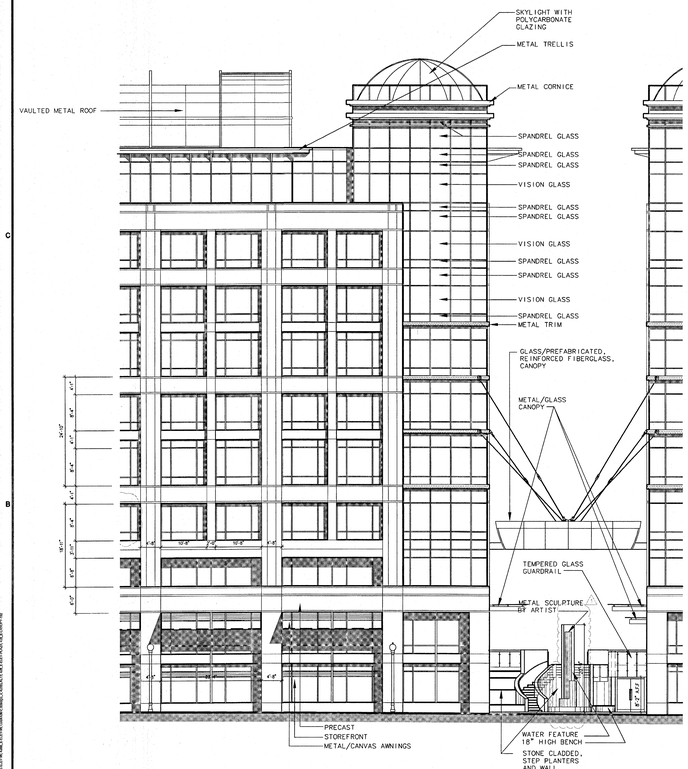
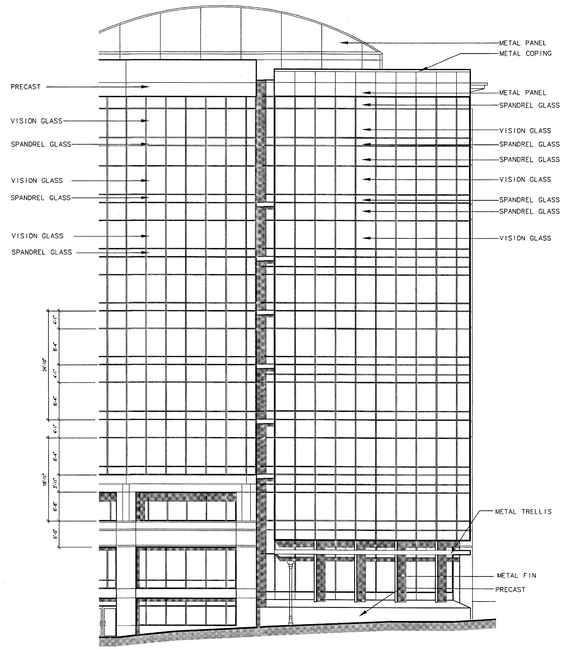


2 **Enlarge Elevation**
3/32" = 1'-0" 426_ELALL.dwg



1 **Enlarge Elevation**
3/32" = 1'-0" 426_ELALL.dwg

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Enlarged Building Elevations

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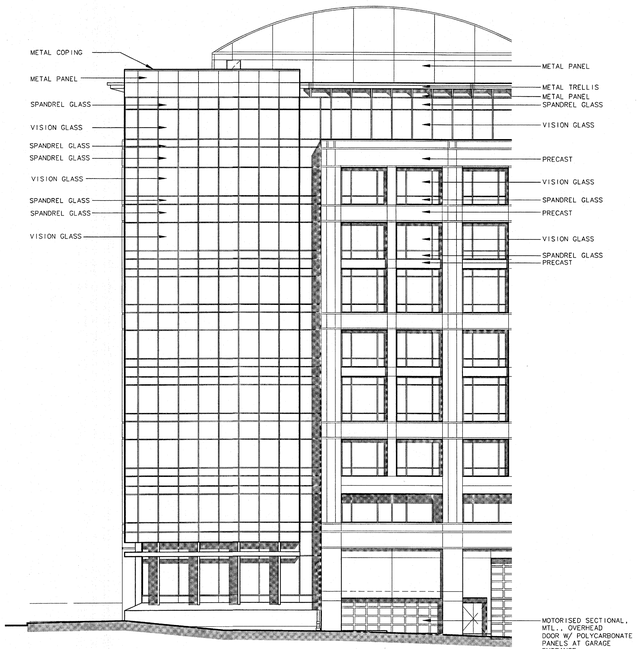
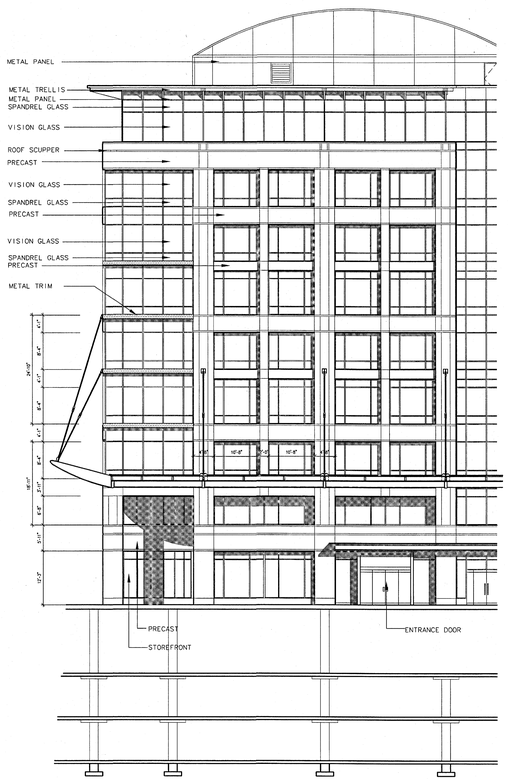


2 Enlarge Elevation
3/32" = 1'-0" 428_ELALL.dwg



1 Enlarge Elevation
3/32" = 1'-0" 428_ELALL.dwg

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Enlarged Building Elevations

Printed On: 6/26/07, 1:43 pm

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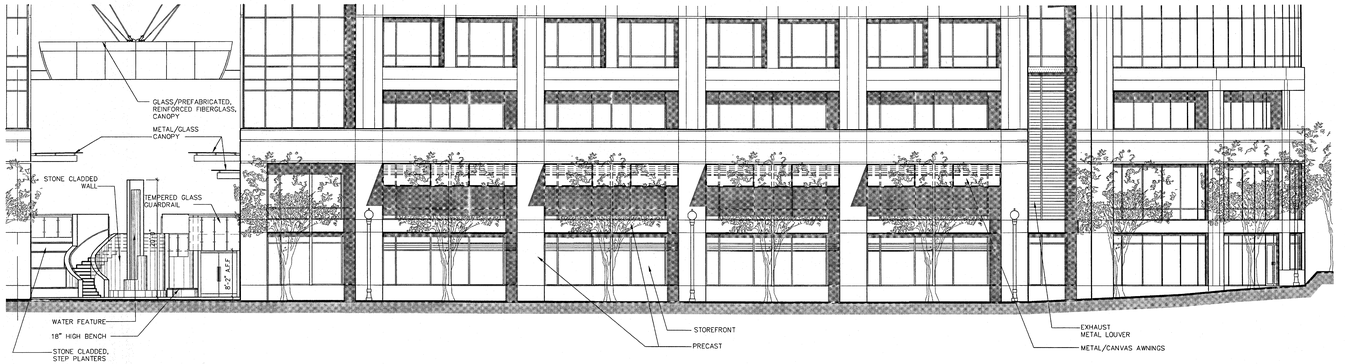
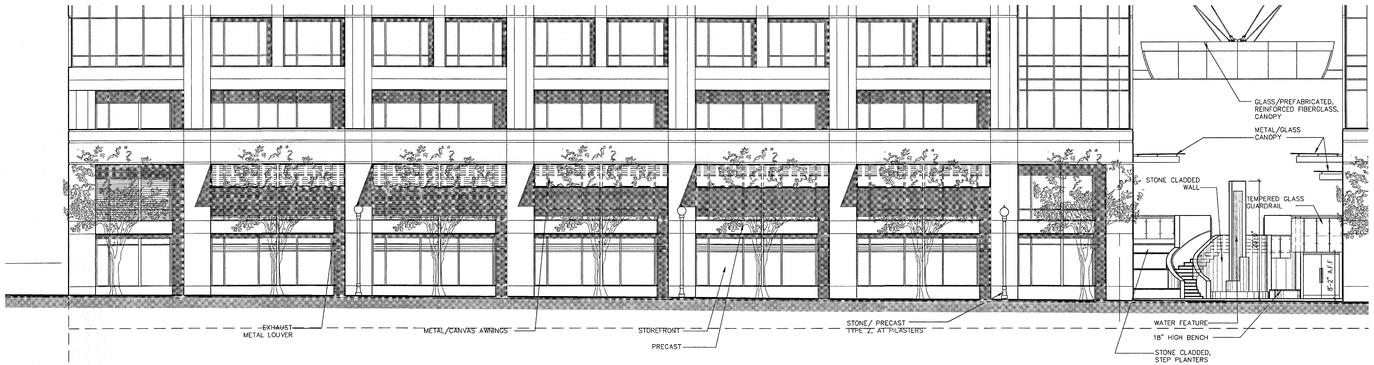
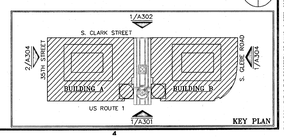


2 West Elevation - Building B
1/8" = 1'-0" 428_ELALL.dwg



1 West Elevation - Building A
1/8" = 1'-0" 428_ELALL.dwg



KEY PLAN

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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Street Level Elevations

Printed On: 6/26/07, 2:05 pm

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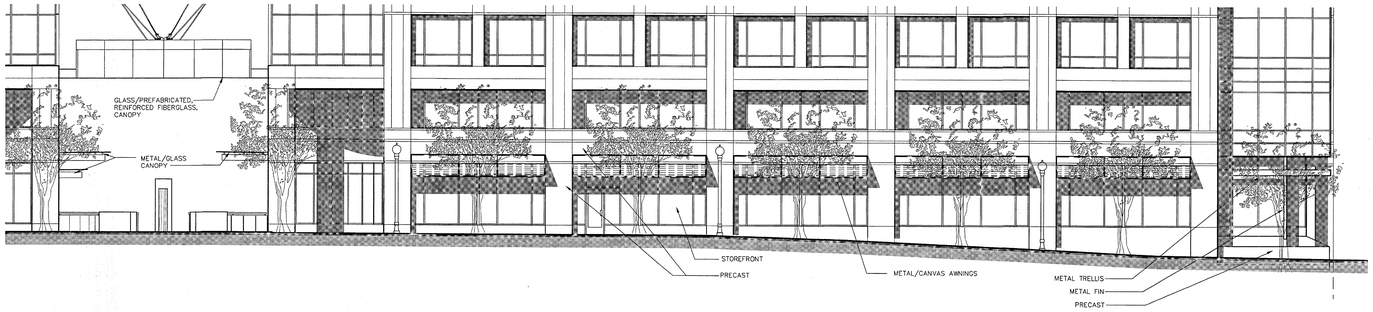
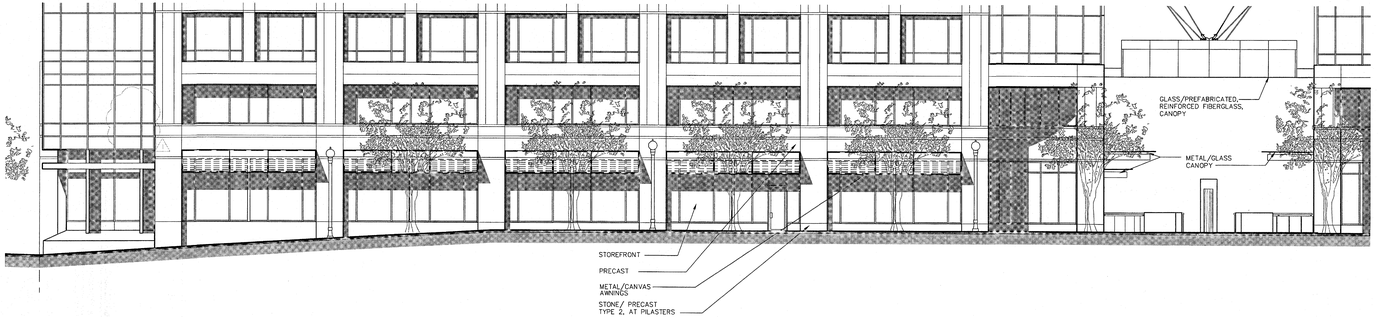


2 East Elevation - Building A
1/8" = 1'-0" 428_ELALL.dwg



1 East Elevation - Building B
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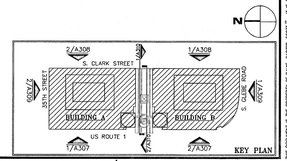

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www.dcsdesign.com

REVISIONS
06/21/07 POST 4.1 SUBMISSION
03/23/07 REVISION - 6B
02/09/07 REVISION - 6
11/27/06 REVISION - 5
10/31/06 REVISION - 4
07/21/06 REVISION - 3
11/18/05 REVISION - 2
09/20/05 REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Street Level Elevations

Printed On: 6/20/07, 1:42 pm

SCALE 1/8" = 1-0"
DATE Month DD, YYYY
DRAWN BY
CHECKED BY
428_308.DWG

DRAWING NUMBER
A-308

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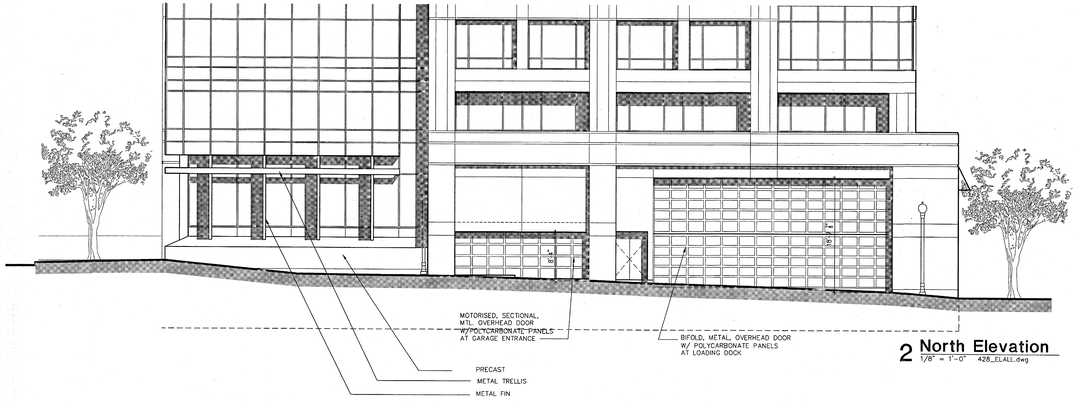

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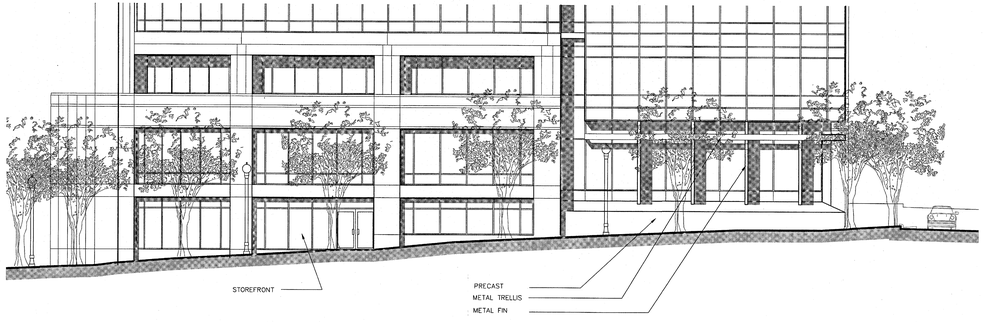

1 South Elevation
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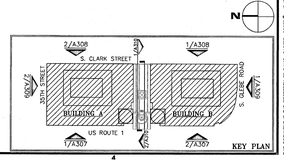

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07/21/06 REVISION - 3
11/18/05 REVISION - 2
09/20/05 REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Street Level Elevations

Printed On: 6/20/07, 1:41 pm

SCALE 1/8" = 1'-0"
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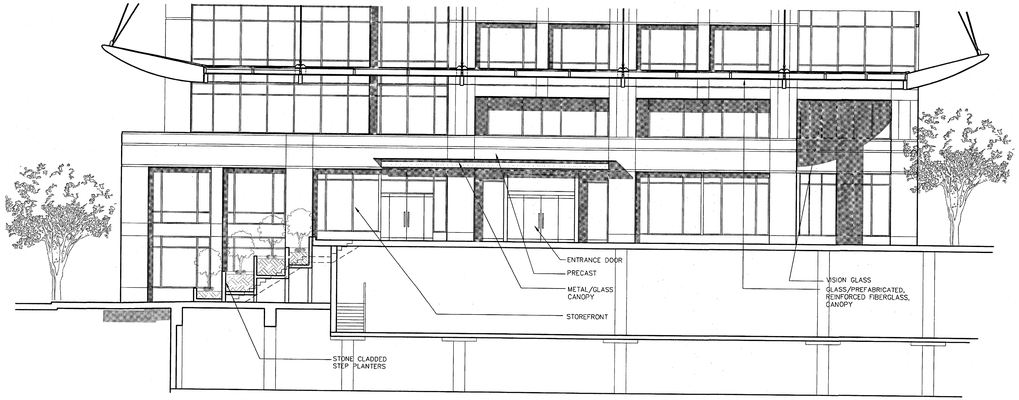

2 Plaza Elevation
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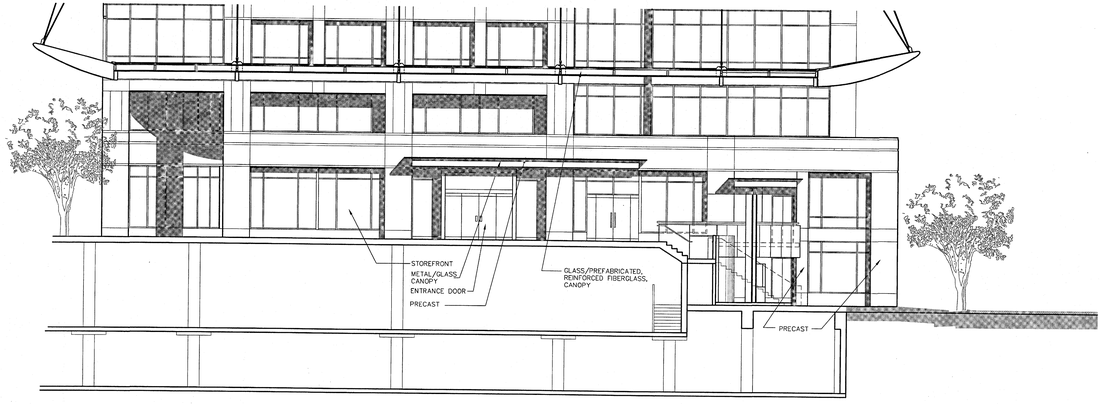
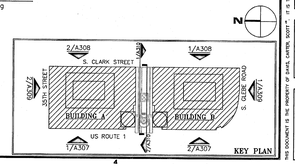


1 Plaza Elevation
1/8" = 1'-0" 428_ELALL.dwg



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07/21/06 REVISION - 3
11/18/05 REVISION - 2
09/20/05 REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Street Level Elevations

Printed On: 6/20/07, 1:41 pm

SCALE 1/8" = 1'-0"
DATE Month DD, YYYY
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428_310.DWG

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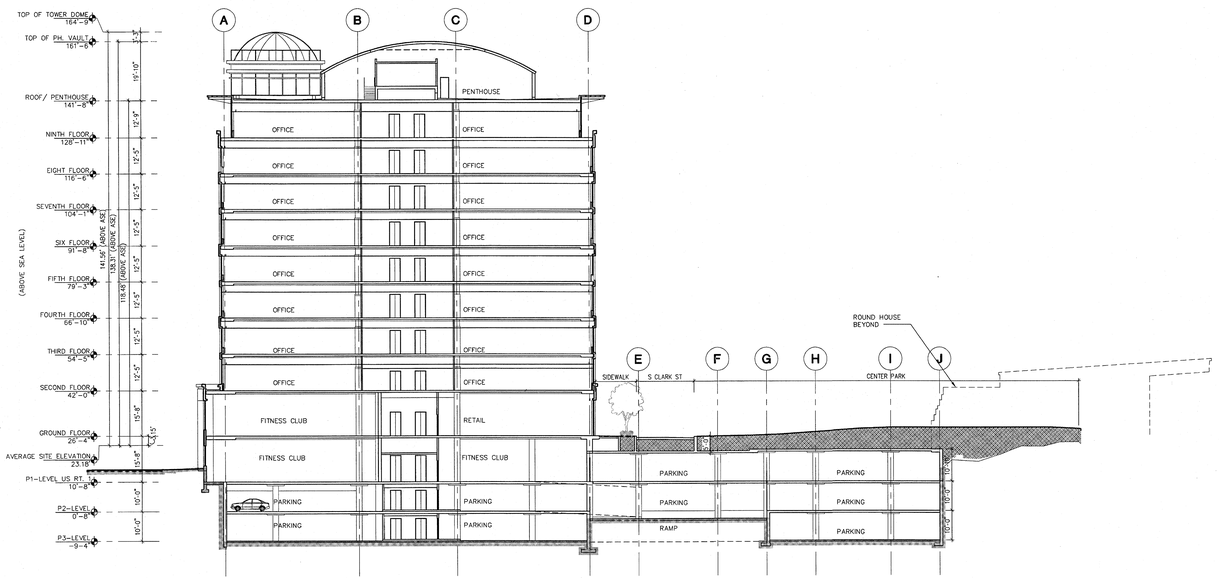
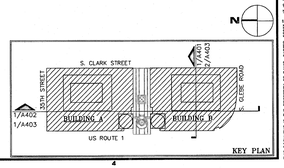


1 Building Section
1/16" = 1'-0" 428_Bo5.dwg



KEY PLAN

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REVISIONS

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10/31/06	REVISION - 4
07/21/06	REVISION - 3
11/18/05	REVISION - 2
09/20/05	REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Building Section

Printed On: 6/20/07, 1:40 pm

SCALE 1/16" = 1'-0"
DATE Month DD, YYYY
DRAWN BY
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428_401.dwg

DRAWING NUMBER
A-401

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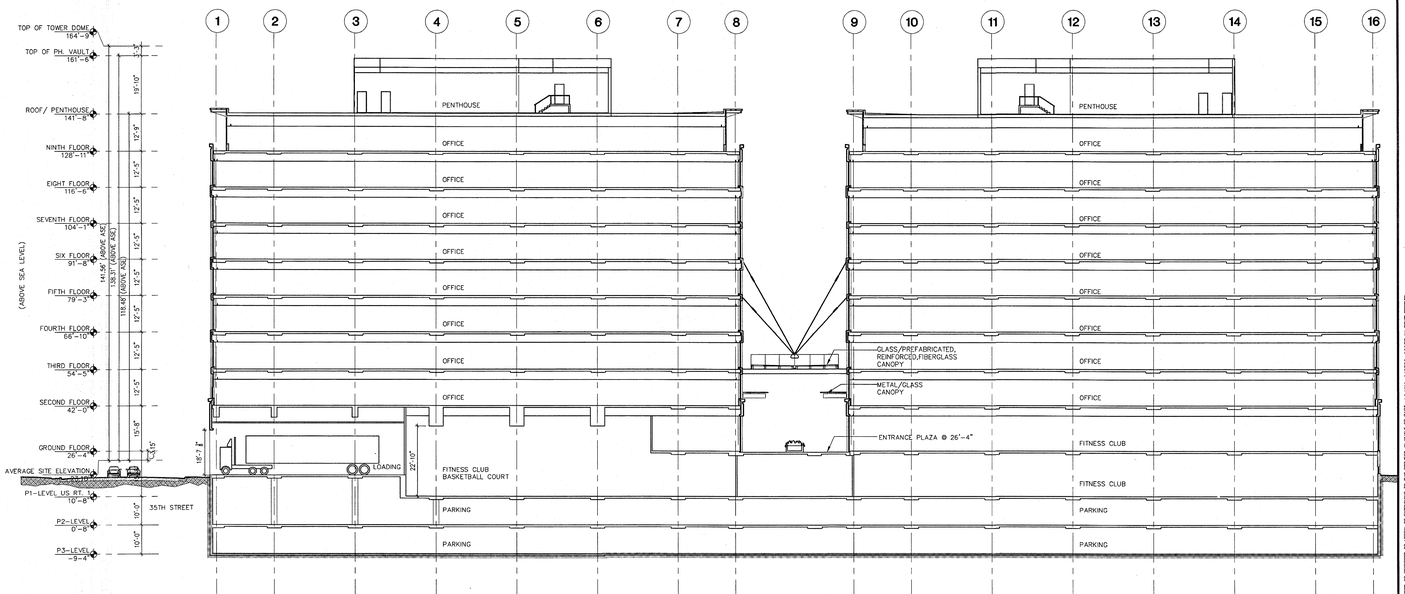

1 Building Section
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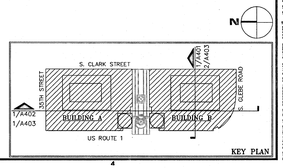

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REVISIONS
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10/31/06 REVISION - 4
07/21/06 REVISION - 3
11/18/05 REVISION - 2
09/20/05 REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE
Building Section

Printed On: 6/20/07, 1:40 pm

SCALE 1/16" = 1'-0"
DATE Month DD, YYYY
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428_402.dwg

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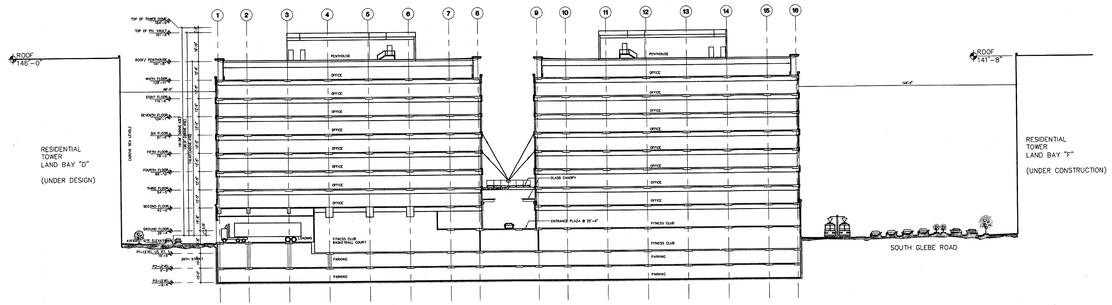

1 Site Section
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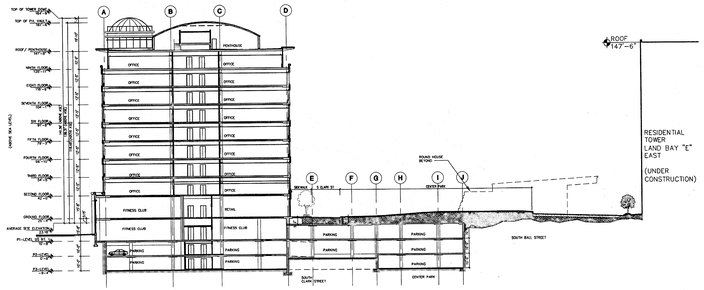

2 Site Section
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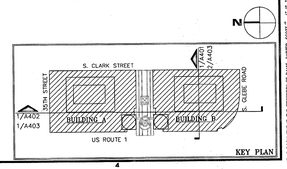

KEY PLAN

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REVISIONS

06/21/07	POST 4.1 SUBMISSION
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02/09/07	REVISION - 6
11/27/06	REVISION - 5
10/31/06	REVISION - 4
07/21/06	REVISION - 3
11/18/05	REVISION - 2
09/20/05	REVISION - 1

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 30542800

DRAWING TITLE
Site Sections

Printed On: 6/20/07, 1:40 pm

SCALE 1/32" = 1'-0"
DATE Month DD, YYYY
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428_403.dwg

DRAWING NUMBER
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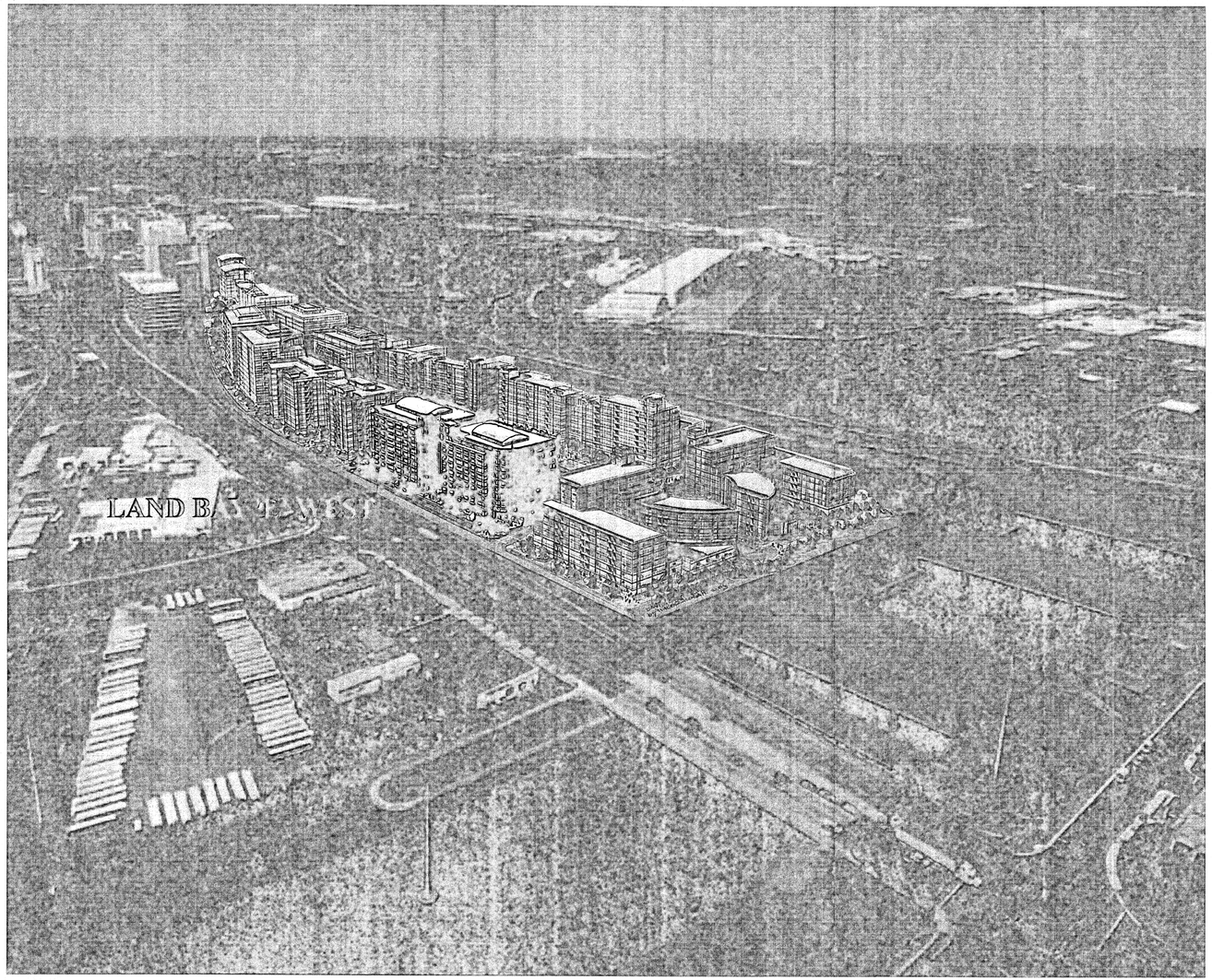

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REVISIONS

06/21/07	POST 4.1 SUBMISSION
03/23/07	REVISION - 6B
02/09/07	REVISION - 6
11/27/06	REVISION - 5
10/31/06	REVISION - 4
07/21/06	REVISION - 3
11/18/05	REVISION - 2
09/20/05	REVISION - 1

PROJECT TITLE

National Gateway Potomac Yard Land Bay E West

PROJECT NO. 305428.00

DRAWING TITLE

Massing Context

Printed On: 6/20/07, 1:40 pm

SCALE -

DATE Month DD, YYYY

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428_501.DWG

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A-501

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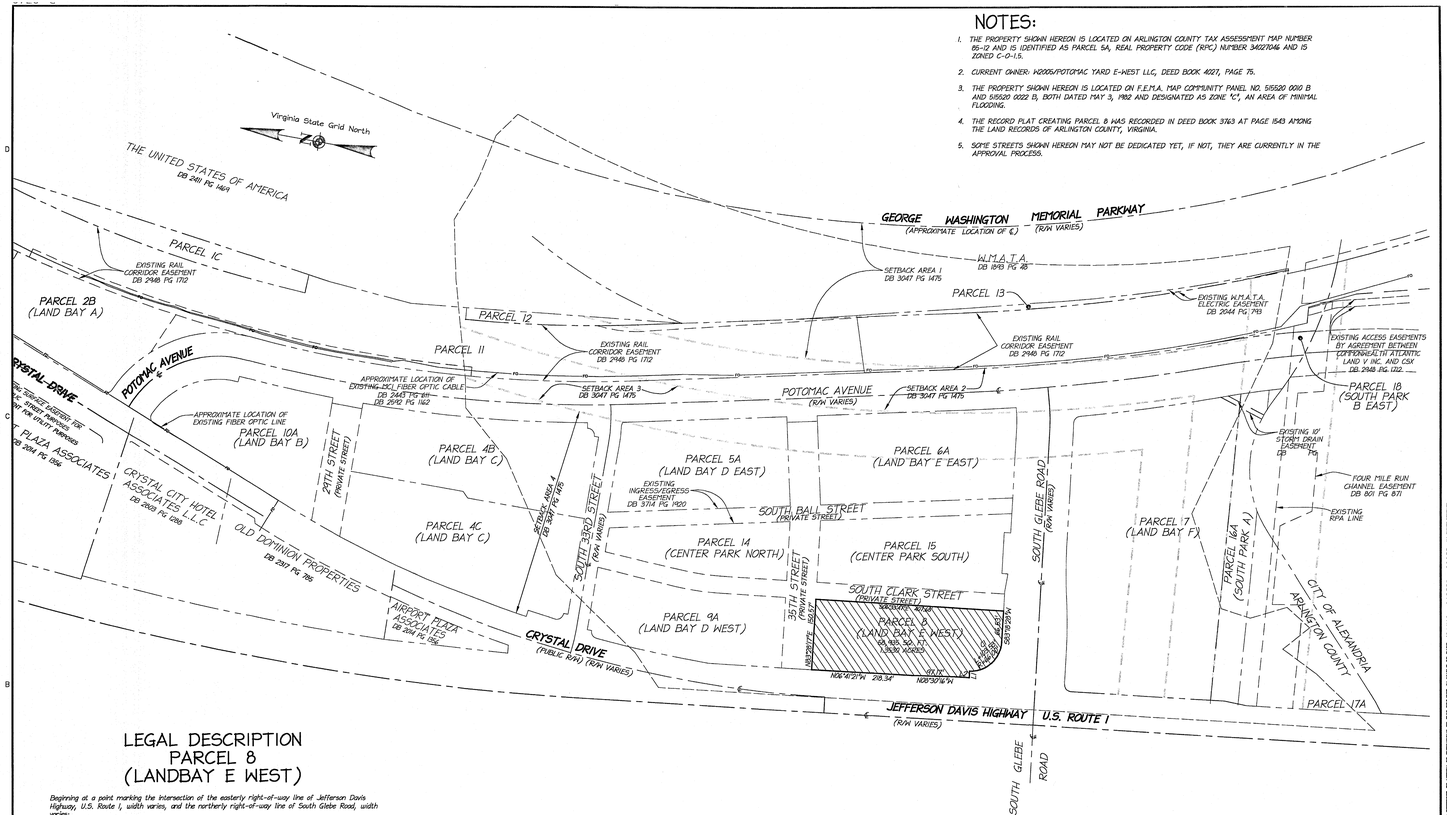
NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP NUMBER 65-12 AND IS IDENTIFIED AS PARCEL 8A, REAL PROPERTY CODE (RPC) NUMBER 34027046 AND IS ZONED C-O-1.5.
2. CURRENT OWNER: W2005/POTOMAC YARD E-WEST LLC, DEED BOOK 4027, PAGE 75.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515520 0010 B AND 515520 0022 B, BOTH DATED MAY 3, 1982 AND DESIGNATED AS ZONE "C", AN AREA OF MINIMAL FLOODING.
4. THE RECORD PLAT CREATING PARCEL 8 WAS RECORDED IN DEED BOOK 3763 AT PAGE 1543 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
5. SOME STREETS SHOWN HEREON MAY NOT BE DEDICATED YET, IF NOT, THEY ARE CURRENTLY IN THE APPROVAL PROCESS.



LEGAL DESCRIPTION
PARCEL 8
(LANDBAY E WEST)

Beginning at a point marking the intersection of the easterly right-of-way line of Jefferson Davis Highway, U.S. Route 1, width varies, and the northerly right-of-way line of South Glebe Road, width varies;

Thence, departing northerly line of South Glebe Road and running with said easterly line of Jefferson Davis Highway the following three (3) courses:

1. N06°48'55"W, a distance of 26.82 feet;
2. N08°30'16"W, a distance of 97.17 feet;
3. N26°41'21"W, a distance of 218.34 feet to the intersection of the easterly right-of-way line of Jefferson Davis Highway and the southerly line of 35th Street, a private street;

Thence, departing the easterly line of Jefferson Davis Highway and running with the southerly line of 35th Street, N83°28'28"E, a distance of 150.57 feet, to it's intersection with the westerly line of South Clark Street, a private street;

Thence, departing the southerly line of 35th Street and running with the westerly line of South Clark Street, S06°53'47"E, a distance of 407.68 feet, to a point in the aforementioned northerly line of South Glebe Road;

Thence, departing the westerly line of South Clark Street and running with said northerly line of South Glebe Road the following three (3) courses:

1. S83°28'28"W, a distance of 66.53 feet, to a point of curvature;
2. 103.53 feet along the arc of a curve to the right having a radius of 66.00 feet, a central angle of 89°52'36" and a chord distance of 93.24 feet which bears N51°45'14"W;
3. S83°11'05"W, a distance of 14.00 feet to the point of beginning.

Containing 58,935 square feet or 1.3530 acres, more or less.

AREA TABULATION

PARCEL NO.	AREA	CURRENT ZONE	REAL PROPERTY CODE NUMBER
PARCEL 8 (LAND BAY "E" WEST)	58,935 SQ. FT. OR 1.3530 ACRES	C-O-1.5	34027046

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	66.00'	103.53'	89°52'36"	93.24'	N51°45'14"W	65.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°11'05"W	14.00'
L2	N06°48'55"W	26.82'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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8180 Greensboro Drive, 8th Floor Tysons, VA 22102-3807
703.270.9500 fax 703.270.7600

COMMONWEALTH OF VIRGINIA
WILLIAM S. SIKES, JR.
No. 1272
4/13/07
LAND SURVEYOR

REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE
National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE
OVERALL
CERTIFIED
SURVEY PLAT

Printed On: 6/20/07, 9:07 am

SCALE	AS NOTED
DATE	4/13/07
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C-101-D-CSP-LB-E-WEST.dwg

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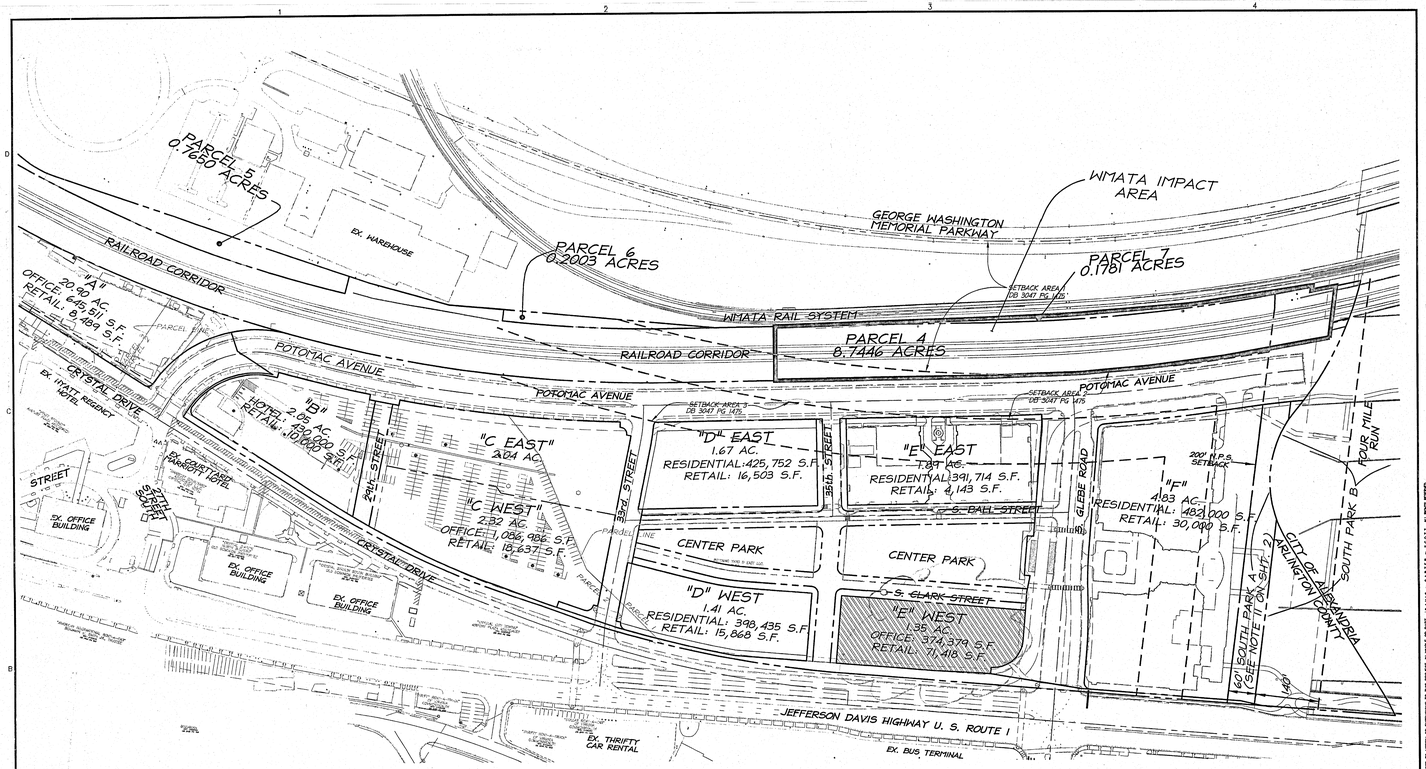
D-07



LEGEND

- EXISTING SIDEWALK
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING ROAD PAINT
- EXISTING FIBEROPTIC BOX
- EXISTING STORM SEWER
- EXISTING BURIED TELEPHONE WIRE
- EXISTING WATERLINE
- UNK — EXISTING UNKNOWN UTILITY
- EXISTING BURIED ELECTRIC LINE
- EXISTING ELECTRIC BOX
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING GAS MAIN
- EXISTING 2" PVC SANITARY FORCE MAIN
- EXISTING SANITARY LATERAL
- OR — EXISTING STREET LIGHT
- OR — EXISTING TREES
- OR — EXISTING TREES TO BE REMOVE
- EXISTING FENCE POST
- EXISTING TREE LINE
- 13.5 — EXISTING SPOT SHOT
- EXISTING TRAFFIC DIRECTION ARROW
- EXISTING MANHOLE
- EXISTING RAIL CORRIDOR
- 10 — EXISTING CONTOUR
- EXISTING TRAVERSE POINT
- EXISTING FENCE
- EXISTING STORM BOX
- OR — EXISTING TREE
- EXISTING UNDERGROUND PARKING GARAGE
- EXISTING CURB AND GUTTER
- EXISTING STREET LIGHT
- EXISTING BUILDING
- EXISTING CABLE TV LINE
- EXISTING PROPERTY LINE
- EXISTING CABLE TV LINE
- FUTURE RIGHT OF WAY
- FUTURE LIGHT RAIL TRANSIT
- PROPOSED CURB AND GUTTER
- CENTERLINE OF PROPOSED STREET
- PROPOSED TRAFFIC LANE STRIPING
- PROPOSED HEADER CURB
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED CABLE TELEVISON LINE
- CABLE LINE VAULT BOX (DETAIL ON 2A)
- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED STORM SEWER
- PROPOSED ENTRANCE
- PROPOSED TREE
- PROPOSED SANITARY SEWER
- PROPOSED TRAFFIC DIRECTION ARROWS
- PROPOSED R2.5 HANDICAP RAMP
- 35.8 — PROPOSED SPOT SHOT
- PROPOSED STREET LIGHT
- FIRE HYDRANT (F.H.)
- PROPOSED TRAFFIC SIGNAL POLE W/MAST ARM (PROP. BY OTHERS)
- PROPOSED PEDESTRIAN CROSSING SIGNAL (PROP. BY OTHERS)
- PROPOSED TRAFFIC SIGNAL CONTROL BOX (PROP. BY OTHERS)
- 1200 VPD — PROPOSED VEHICLE PER DAY ARROW
- PROPOSED S/W SHADE
- PROPOSED RETAIL AREA

NOTE:

THIS SHEET IS TAKEN FROM PLAN SET FOR THE PDSP AREA APPROVED ON 10/15/00. ALL AREAS SHOWN HEREON ARE FROM PREVIOUS SUBMISSIONS AND ARE IRRELEVANT TO THIS PLAN. PLEASE SEE THE SUBDIVISION PLAT (SHEET C-03) FOR ACTUAL SITE AREAS.

N

0 50 100 200

SCALE: 1" = 100'

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COMMONWEALTH OF VIRGINIA
JEFFREY S. JOHNSON
No. 24166
02-14-08
PROFESSIONAL ENGINEER

REVISIONS
08/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission
X/XX/XX

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

OVERALL
PDSP AREA

Printed On: 3/14/08, 2:47 pm

SCALE AS NOTED
DATE 4/13/07
DRAWN BY JT
CHECKED BY MO

C-102-OVERALL-PLAN.dwg

DRAWING NUMBER

C-102

SHEET 2 OF 11

D-0749

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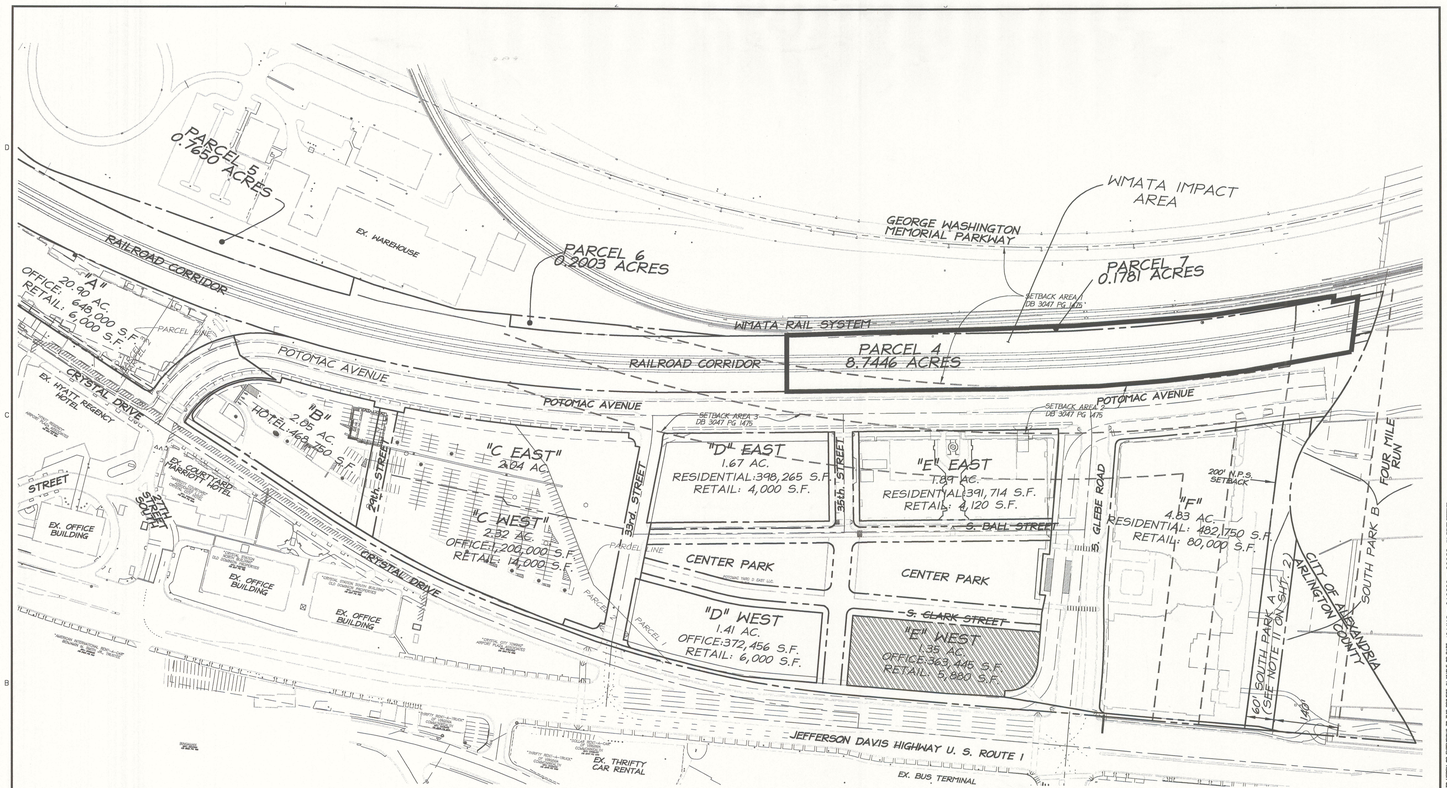

LEGEND

- EXISTING SIDEWALK
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING ROAD PAINT
- EXISTING FIBEROPTIC BOX
- EXISTING STORM SEWER
- EXISTING BURIED TELEPHONE WIRE
- EXISTING WATERLINE
- EXISTING UNKNOWN UTILITY
- EXISTING BURIED ELECTRIC LINE
- EXISTING ELECTRIC BOX
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING GAS MAIN
- EXISTING 2" PVC SANITARY FORCE MAIN
- EXISTING SANITARY LATERAL
- EXISTING STREET LIGHT
- EXISTING TREES
- EXISTING TREES TO BE REMOVE
- EXISTING FENCE POST
- EXISTING TREE LINE
- EXISTING SPOT SHOT
- EXISTING TRAFFIC DIRECTION ARROW
- EXISTING MANHOLE
- EXISTING RAIL CORRIDOR
- EXISTING CONTOUR
- EXISTING TRAVERSE POINT
- EXISTING FENCE
- EXISTING STORM BOX
- EXISTING TREE
- EXISTING UNDERGROUND PARKING GARAGE
- EXISTING CURB AND GUTTER
- EXISTING STREET LIGHT
- EXISTING BUILDING
- EXISTING CABLE TV LINE
- EXISTING PROPERTY LINE
- EXISTING CABLE TV LINE
- FUTURE RIGHT OF WAY
- FUTURE LIGHT RAIL TRANSIT
- PROPOSED CURB AND GUTTER
- CENTERLINE OF PROPOSED STREET
- PROPOSED TRAFFIC LANE STRIPING
- PROPOSED HEADER CURB
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED CABLE TELEVISION LINE
- CABLE LINE VAULT BOX (DETAIL ON 2A)
- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED STORM SEWER
- PROPOSED ENTRANCE
- PROPOSED TREE
- PROPOSED SANITARY SEWER
- PROPOSED TRAFFIC DIRECTION ARROWS
- PROPOSED R2.5 HANDICAP RAMP
- PROPOSED SPOT SHOT
- PROPOSED STREET LIGHT
- FIRE HYDRANT (F.H.)
- PROPOSED TRAFFIC SIGNAL POLE W/MAST ARM (PROP. BY OTHERS)
- PROPOSED PEDESTRIAN CROSSING SIGNAL (PROP. BY OTHERS)
- PROPOSED TRAFFIC SIGNAL CONTROL BOX (PROP. BY OTHERS)
- PROPOSED VEHICLE PER DAY ARROW
- PROPOSED S/W SHADE
- PROPOSED RETAIL AREA

NOTE:

THIS SHEET IS TAKEN FROM PLAN SET FOR THE PDSP AREA APPROVED ON 10/18/00. ALL AREAS SHOWN HEREON ARE FROM PREVIOUS SUBMISSIONS AND ARE IRRELEVANT TO THIS PLAN. PLEASE SEE THE SUBDIVISION PLAT (SHEET C-101) FOR ACTUAL SITE AREAS.

N

0 50 100 200

SCALE: 1" = 100'

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COMMONWEALTH OF VIRGINIA
MICHAEL O. KOMARA
No. 44166
06-21-07
PROFESSIONAL ENGINEER

REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

VOID

OVERALL
PDSP AREA

Printed On: 6/20/07, 8:51 am

SCALE	AS NOTED
DATE	4/13/07
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C-102-OVERALL-PLAN.dwg

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SHEET 2 OF 11

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COMMONWEALTH OF VIRGINIA
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REVISIONS
09/20/05 4.1 Pre. Submission
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02/24/06 4.1 Submission
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10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission
X/XX/XX ----------

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

AERIAL VICINITY MAP

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SCALE	AS NOTED
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C-103-ST AERIAL VP Map.dwg

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SHEET 3 OF 11

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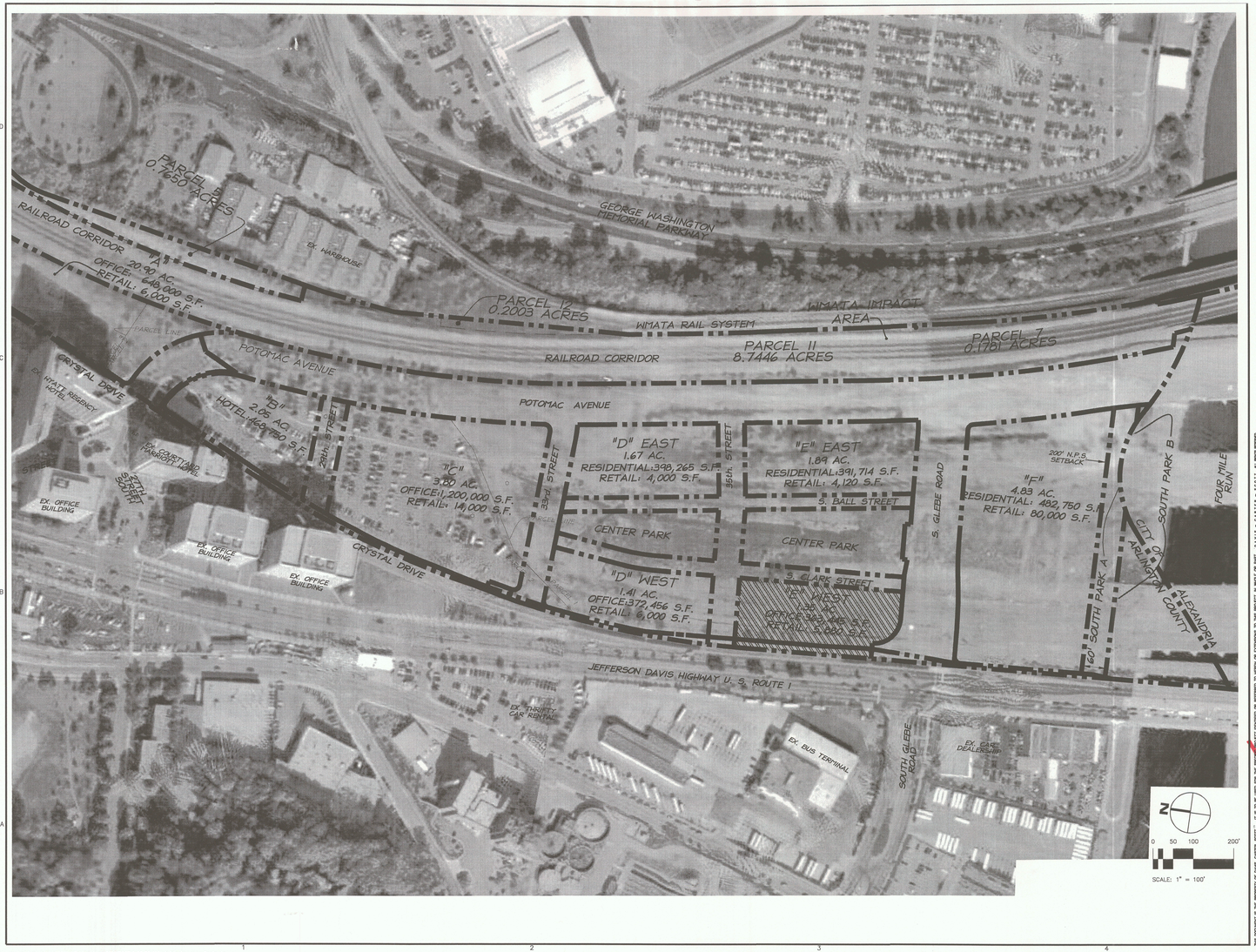

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COMMONWEALTH OF VIRGINIA
NEAL J. PARK JR.
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06-21-07
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REVISIONS	
09/20/05	4.1 Pre. Submission
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10/04/06	Building Revision
11/27/06	4.1 Resubmission
01/05/07	4.1 Resubmission
03/23/07	County Submission
6/21/07	Post 4.1 Submission

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

AERIAL VICINITY MAP

Printed On: 6/20/07, 9:00 am

SCALE	AS NOTED
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CHECKED BY	MO

C-103-ST AERIAL VP Map.dwg

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C-103

SHEET 3 OF 11

D-0749

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SURVEYOR'S CERTIFICATE

I, WILLIAM S. SIKES, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY PLATTED THE PROPERTY SHOWN HEREON, AND THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMONWEALTH OF VIRGINIA
WILLIAM S. SIKES, JR.
No. 1272
4/13/07
LAND SURVEYOR

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP NUMBER 05-12 AND IS IDENTIFIED AS PARCEL 5A, REAL PROPERTY CODE (RPC) NUMBER 34027046 AND IS ZONED C-O-1.5.
2. CURRENT OWNER: N2005/POTOMAC YARD E-WEST LLC, DEED BOOK 4027, PAGE 75.
3. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515520 0010 B AND 515520 0022 B, BOTH DATED MAY 3, 1982 AND DESIGNATED AS ZONE "C", AN AREA OF MINIMAL FLOODING.
4. THE RECORD PLAT CREATING PARCEL 8 WAS RECORDED IN DEED BOOK 3763 AT PAGE 1543 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
5. SOME STREETS SHOWN HEREON MAY NOT BE DEDICATED YET, IF NOT, THEY ARE CURRENTLY IN THE APPROVAL PROCESS.

LEGAL DESCRIPTION
PARCEL 8
(LANDBAY E WEST)

Beginning at a point marking the intersection of the easterly right-of-way line of Jefferson Davis Highway, U.S. Route 1, width varies, and the northerly right-of-way line of South Glebe Road, width varies;

Thence, departing northerly line of South Glebe Road and running with said easterly line of Jefferson Davis Highway the following three (3) courses:

1. N06°48'55"W, a distance of 26.82 feet;
2. N08°30'16"W, a distance of 97.17 feet;
3. N06°47'21"W, a distance of 218.34 feet to the intersection of the easterly right-of-way line of Jefferson Davis Highway and the southerly line of 35th Street, a private street;

Thence, departing the easterly line of Jefferson Davis Highway and running with the southerly line of 35th Street, N83°28'17"E, a distance of 150.57 feet, to it's intersection with the westerly line of South Clark Street, a private street;

Thence, departing the southerly line of 35th Street and running with the westerly line of South Clark Street, S06°33'47"E, a distance of 407.68 feet, to a point in the aforementioned northerly line of South Glebe Road;

Thence, departing the westerly line of South Clark Street and running with said northerly line of South Glebe Road the following three (3) courses:

1. S83°18'26"W, a distance of 66.53 feet, to a point of curvature;
2. 103.53 feet along the arc of a curve to the right having a radius of 66.00 feet, a central angle of 89°52'36" and a chord distance of 93.24 feet which bears N51°45'14"W;
3. S83°11'05"W, a distance of 14.00 feet to the point of beginning.

Containing 58,935 square feet or 1.3530 acres, more or less.

AREA TABULATION

PARCEL NO.	AREA	CURRENT ZONE	REAL PROPERTY CODE NUMBER
PARCEL 8 (LAND BAY "E" WEST)	58,935 SQ. FT. OR 1.3530 ACRES	C-O-1.5	34027046

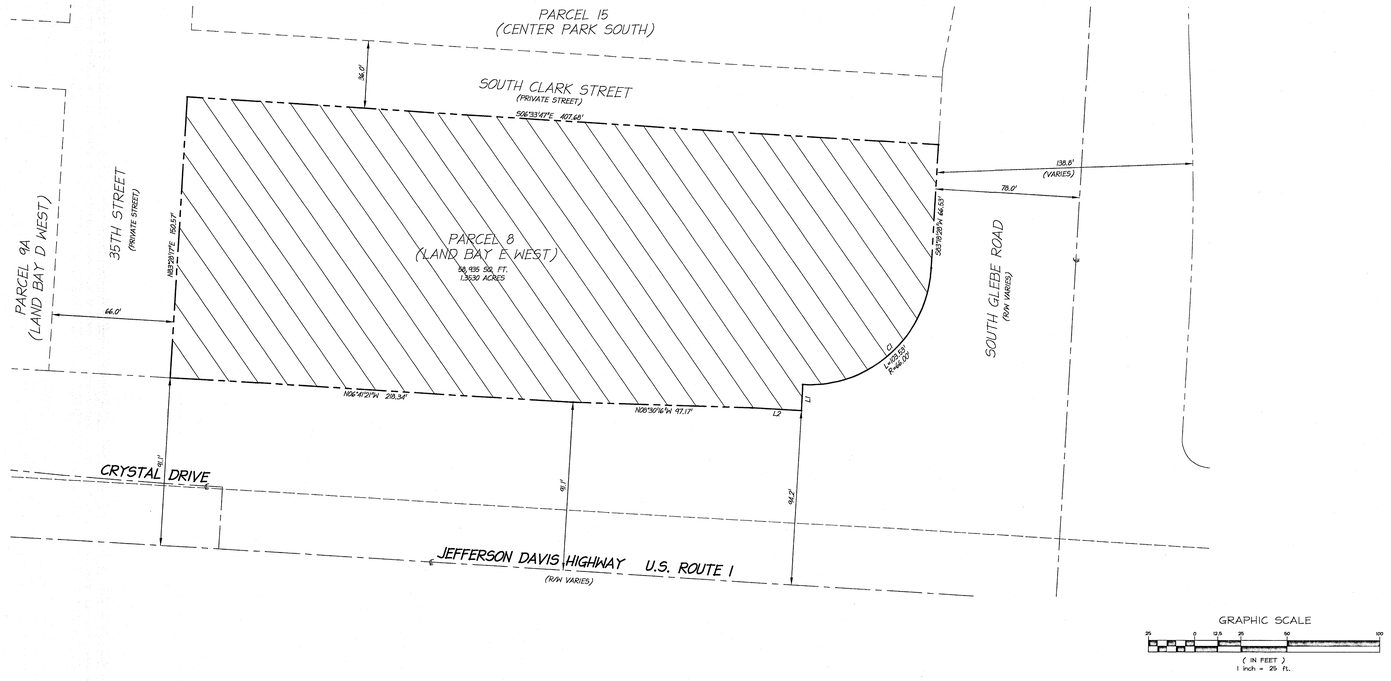
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	66.00'	103.53'	89°52'36"	93.24'	N51°45'14"W	65.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°11'05"W	14.00'
L2	N06°48'55"W	26.82'

Virginia State Grid North



GRAPHIC SCALE
25 0 12.5 25 50 100
(IN FEET)
1 inch = 25 ft.

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REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/15/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
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01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE
National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE
CERTIFIED
SURVEY PLAT

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C-104-D-CSP-LB-E-WEST-25-SCALE.dwg

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SHEET 4 OF 11

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Plotted By: Christopher Consultants, Ltd.
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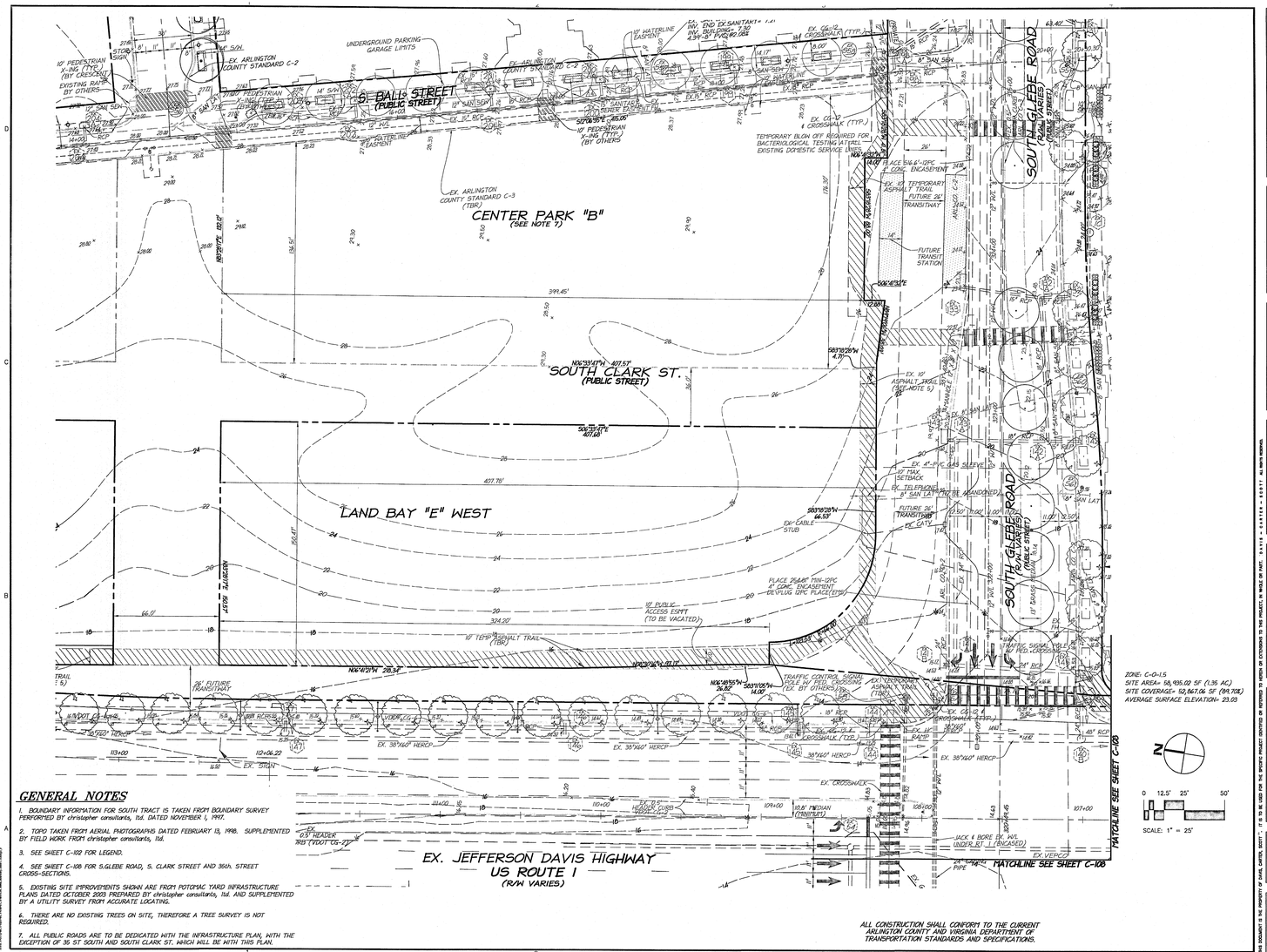
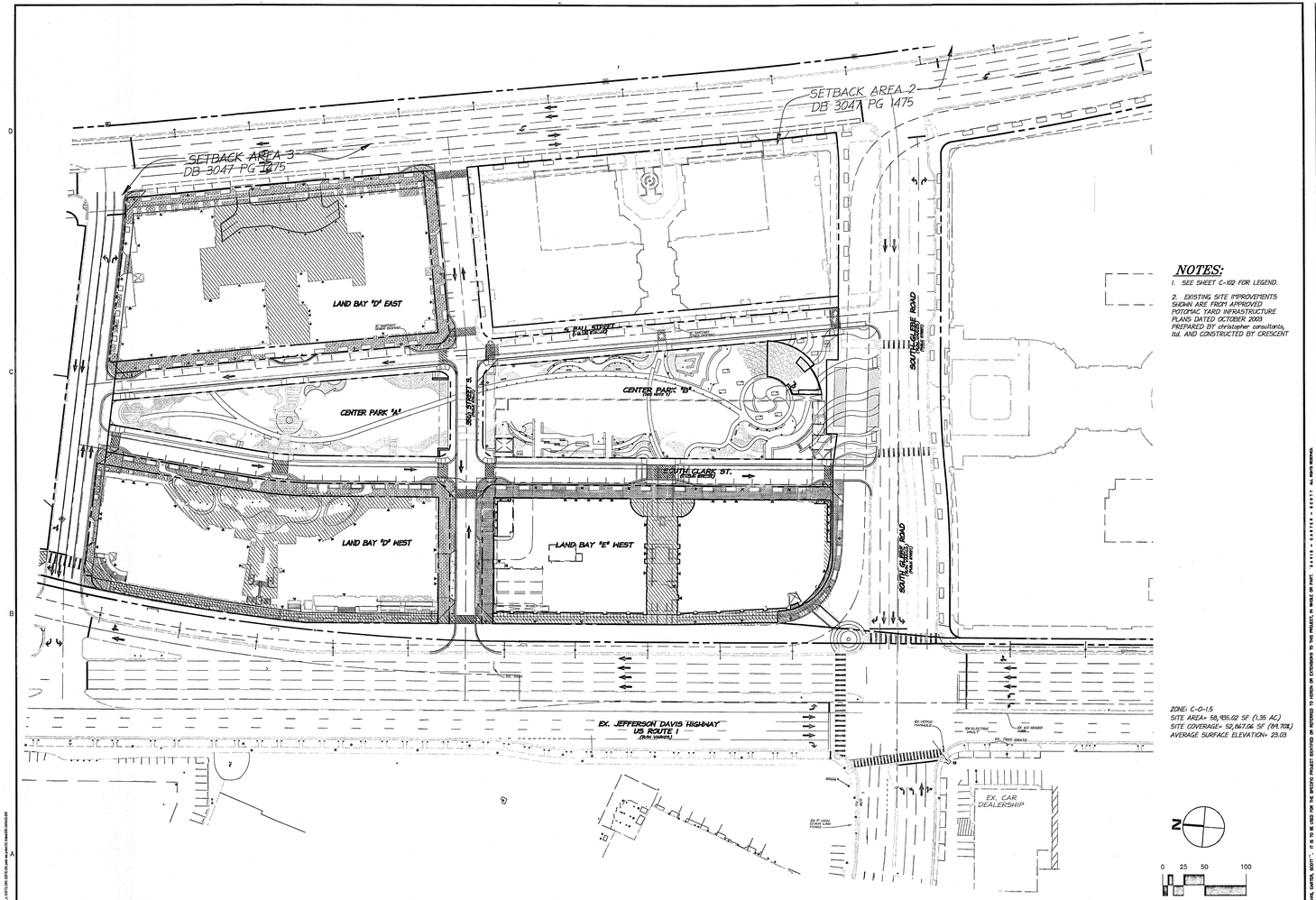

ST. BALLS STREET
(PUBLIC STREET)
CENTER PARK "B"
(SEE NOTE 7)
SOUTH CLARK ST.
(PUBLIC STREET)
LAND BAY "E" WEST
SOUTH GLEBE ROAD
(PUBLIC STREET)
EX. JEFFERSON DAVIS HIGHWAY
US ROUTE 1
(R/W VARIES)
EX. ARLINGTON COUNTY STANDARD C-2
EX. ARLINGTON COUNTY STANDARD C-3 (TBR)
UNDERGROUND PARKING GARAGE LIMITS
10' PEDESTRIAN X-ING (TYP.) (BY CRESCENT)
EXISTING RAMP BY OTHERS
EX. CROSSWALK (TYP.)
TEMPORARY BLOW OFF REQUIRED FOR BACTERIOLOGICAL TESTING AT/ALL EXISTING DOMESTIC SERVICE LINES
EX. TEMPORARY ASPHALT TRAIL FUTURE 26' TRANSITWAY
FUTURE TRANSIT STATION
EX. 10' ASPHALT TRAIL (SEE NOTE 5)
EX. 4"-PVC GAS SLEEVE
10' MAX. SETBACK
EX. TELEPHONE & SAN LAT TO BE ABANDONED
FUTURE 26' TRANSITWAY
EX. CATV
EX. CABLE STUB
PLACE 26.48" THN-12PC 4" CONC. ENCASEMENT OR PLUG 12PC PLACE(TYP.)
10' PUBLIC ACCESS ESMT (TO BE VACATED)
10' TEMP. ASPHALT TRAIL (TBR)
TRAFFIC CONTROL SIGNAL POLE W/ PED. CROSSING (EX. BY OTHERS)
EX. TEMPORARY ASPHALT TRAIL (TBR)
EX. 30"x40" HERCP
EX. 38"x60" HERCP
EX. 45" RCP
EX. 8" SAN SEW.
EX. 12" WATERLINE
EX. 8" WATERLINE
EX. 6" WATERLINE
EX. 16" WATERLINE
EX. 12" SAN SEW.
EX. 10" SAN SEW.
EX. 8" SAN SEW.
EX. 6" SAN SEW.
EX. 4" SAN SEW.
EX. 24" RCP
EX. 18" RCP
EX. 15" RCP
EX. 12" RCP
EX. 10" RCP
EX. 8" RCP
EX. 6" RCP
EX. 4" RCP
EX. 24" CMP
EX. 18" CMP
EX. 15" CMP
EX. 12" CMP
EX. 10" CMP
EX. 8" CMP
EX. 6" CMP
EX. 4" CMP
EX. 24" CMP-A
EX. 18" CMP-A
EX. 15" CMP-A
EX. 12" CMP-A
EX. 10" CMP-A
EX. 8" CMP-A
EX. 6" CMP-A
EX. 4" CMP-A
EX. 24" RCP-A
EX. 18" RCP-A
EX. 15" RCP-A
EX. 12" RCP-A
EX. 10" RCP-A
EX. 8" RCP-A
EX. 6" RCP-A
EX. 4" RCP-A



NOTES:

1. SEE SHEET C-102 FOR LEGEND.
2. EXISTING SITE IMPROVEMENTS SHOWN ARE FROM APPROVED POTOMAC YARD INFRASTRUCTURE PLANS DATED OCTOBER 2003 PREPARED BY christopher consultants, ltd. AND CONSTRUCTED BY CRESCENT

ZONE: C-O-1.5
SITE AREA= 58,935.02 SF (1.35 AC)
SITE COVERAGE= 52,867.06 SF (89.70%)
AVERAGE SURFACE ELEVATION= 23.03

LEGEND

EXISTING PROPERTY LINE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

THIS SHEET IS FOR OVERALL SCHEMATIC PURPOSES ONLY!

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COMMONWEALTH OF VIRGINIA
LOWELL EDWARD JR.
No. 24166
06-21-07
PROFESSIONAL ENGINEER

REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
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11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

OVERALL SITE PLAN

Printed On: 6/20/07, 8:49 am

SCALE	AS NOTED
DATE	4/13/07
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CHECKED BY	MO

C-106-OV-LOCAL-PLAN.dwg

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SHEET 6 OF 11

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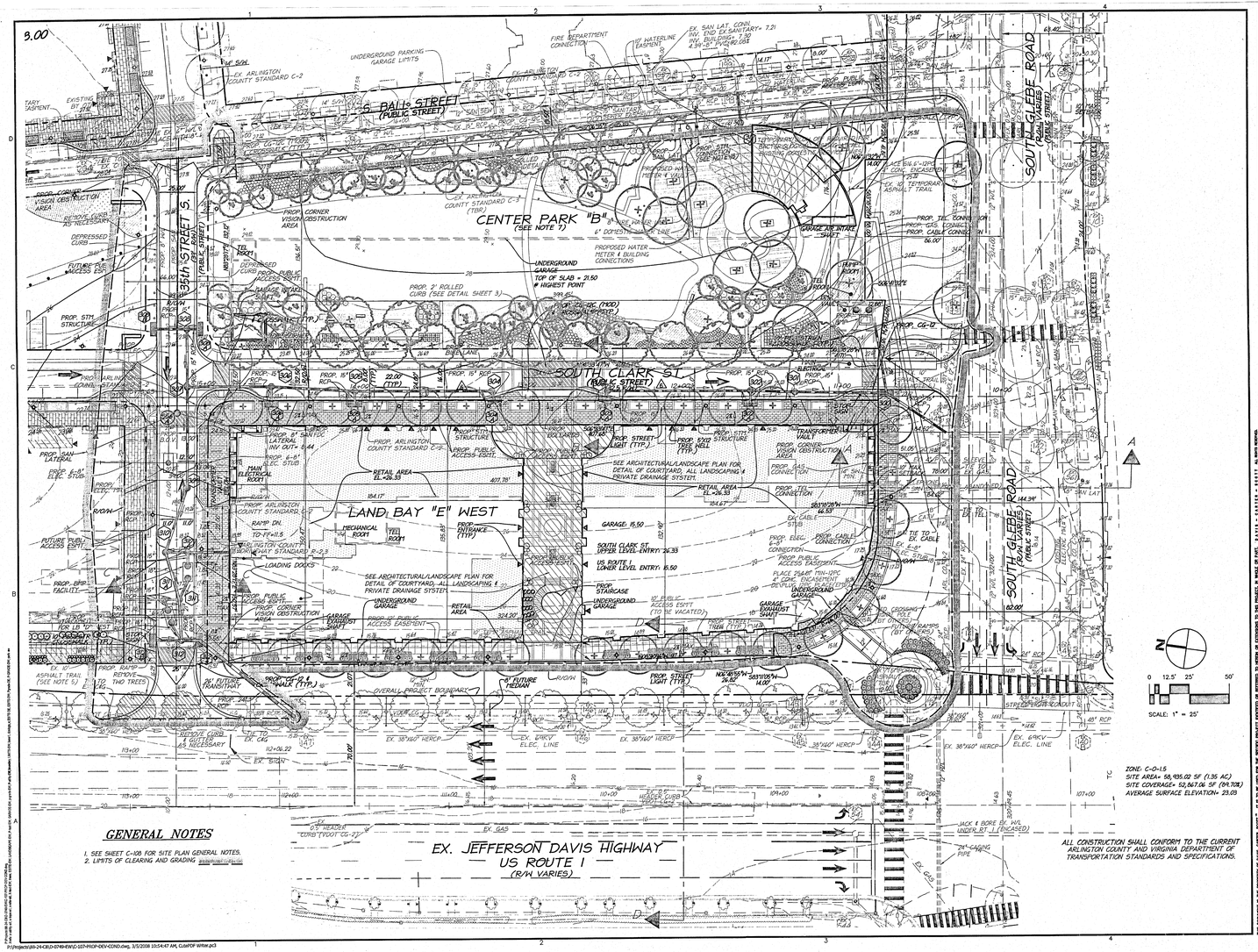

GENERAL NOTES

1. SEE SHEET C-108 FOR SITE PLAN GENERAL NOTES.
2. LIMITS OF CLEARING AND GRADING

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COMMONWEALTH OF VIRGINIA
PAUL J. KOMAR
No. 24166
02-14-08
PROFESSIONAL ENGINEER

REVISIONS
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PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

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PLOT AND LOCATION PLAN

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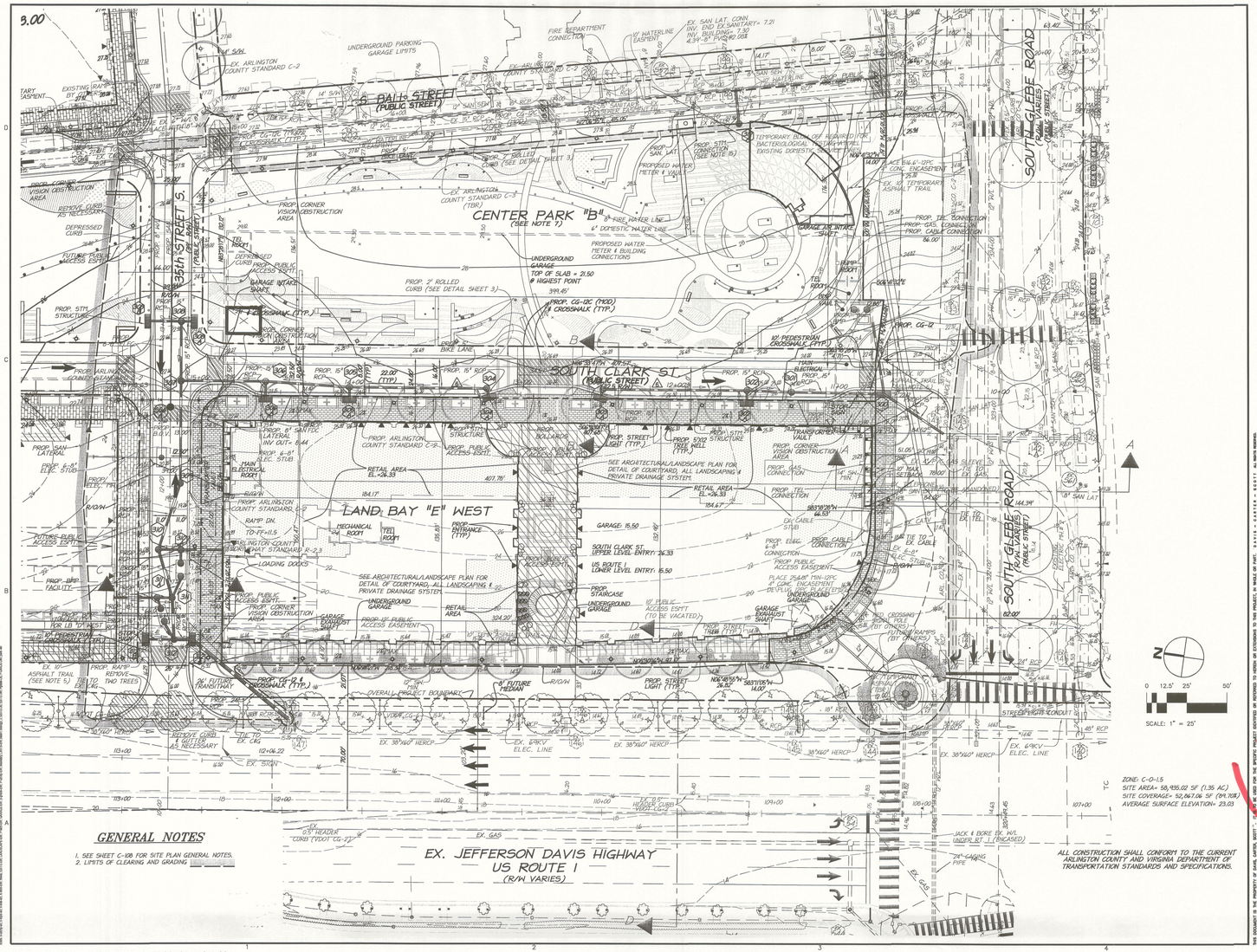

GENERAL NOTES

1. SEE SHEET C-108 FOR SITE PLAN GENERAL NOTES.
2. LIMITS OF CLEARING AND GRADING

ZONE: C-O-1.5
SITE AREA= 58,935.02 SF (1.35 AC.)
SITE COVERAGE= 52,867.06 SF (89.70%)
AVERAGE SURFACE ELEVATION= 23.03

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

SCALE: 1" = 25'

VOID

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COMMONWEALTH OF VIRGINIA
MICHAEL A. OSMAN, JR.
No. 54166
06-21-07
PROFESSIONAL ENGINEER

REVISIONS
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02/24/06 4.1 Submission
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01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE
National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE
PLOT AND LOCATION PLAN

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SHEET 7 OF 11

D-0749

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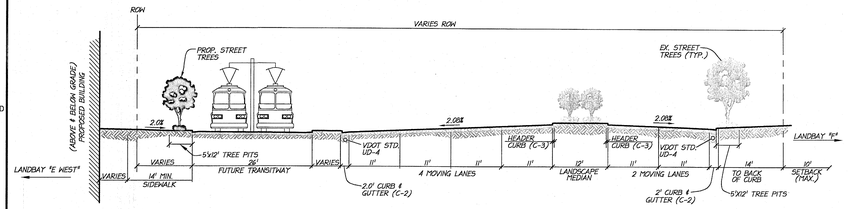
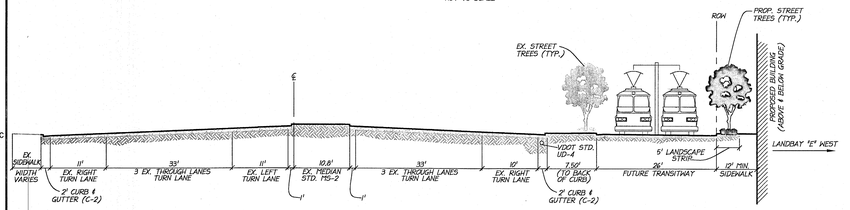
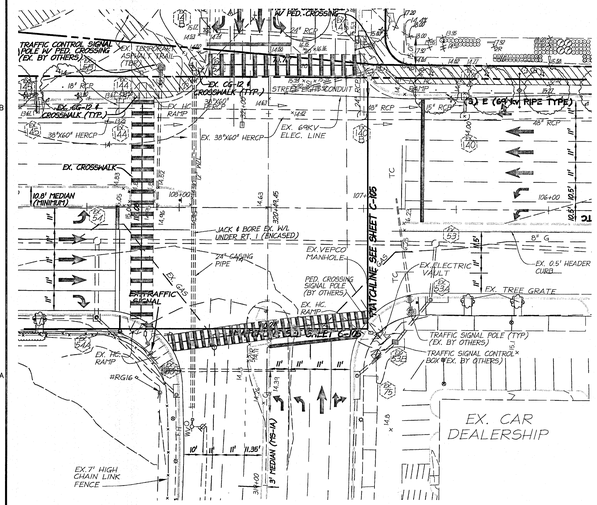
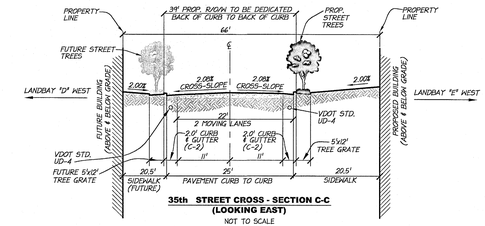


SOUTH GLEBE ROAD CROSS - SECTION A-A
(LOOKING EAST)
NOT TO SCALE

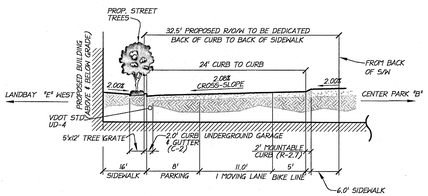


US ROUTE 1 CROSS - SECTION D-D
CROSS-SECTION WITH TRANSIT REALIGNMENT
NOT TO SCALE



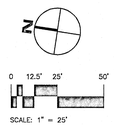


35th STREET CROSS - SECTION C-C
(LOOKING EAST)
NOT TO SCALE



SOUTH CLARK STREET CROSS
(LOOKING NORTH)
NOT TO SCALE

NOTES:
1. ALL CURB & GUTTER IS ARLINGTON COUNTY STANDARD. THE DIMENSIONS ARE FROM EDGE OF PAVEMENT TO BACK OF CURB.



SCALE: 1" = 25'

GENERAL NOTES

1. BOUNDARY INFORMATION FOR SOUTH TRACT IS TAKEN FROM BOUNDARY SURVEY PERFORMED BY christopher consultants, ltd. DATED NOVEMBER 1, 1997.
2. TOPO TAKEN FROM AERIAL PHOTOGRAPHS DATED FEBRUARY 13, 1998. SUPPLEMENTED BY FIELD WORK FROM christopher consultants, ltd.
3. SEE SHEET C-102 FOR LEGEND.
4. EXISTING SITE IMPROVEMENTS SHOWN ARE FROM POTOMAC YARD INFRASTRUCTURE PLANS DATED OCTOBER 2003 PREPARED BY christopher consultants, ltd. AND SUPPLEMENTED BY A UTILITY SURVEY FROM ACCURATE LOCATING.
5. EXISTING 10' ASPHALT TRAIL, TO BE REMOVED AS NECESSARY. CORRESPONDING EX. PUBLIC ACCESS EASEMENT TO BE VACATED AS NECESSARY.
6. EACH BUILDING WILL BE SERVED BY ITS OWN BMP FACILITY, FOR PRELIMINARY CALCULATIONS SEE SHEET C-109
7. LAYOUT, LANDSCAPING, SIDEWALK AND FINAL GRADING TO BE COMPLETED IN CONJUNCTION WITH CENTER PARK PLANS (BY OTHERS)
8. ALL PUBLIC ROADS ARE TO BE DEDICATED WITH THE INFRASTRUCTURE PLAN, WITH THE EXCEPTION OF 35TH STREET SOUTH AND SOUTH CLARK STREET WHICH WILL BE WITH THIS PLAN.
9. SIDEWALKS, TREES, SITE PAVING MATERIALS AND PATTERNS, STREET FURNITURE, AND LIGHTING ARE PER FINAL LANDSCAPING PLANS (BY OTHERS).
10. THERE ARE NO EXISTING TREES ON SITE, THEREFORE A TREE SURVEY IS NOT REQUIRED.
11. TREES SHOWN AS EXISTING ARE FROM THE APPROVED INFRASTRUCTURE PLANS AND ARE TO BE PROVIDED BY OTHERS.
12. THE ONLY VACATION IS THE 10' TEMPORARY TRAIL EASEMENT ALONG ROUTE 1.
13. STORM RUN-OFF FROM PLAZA DRAINS AND ROUNDHOUSE ROOF DRAINS WILL BE DIRECTED TO THE EXISTING SYSTEM IN SOUTH BALL STREET.
14. THE ROUND HOUSE ELECTRIC SERVICE WILL BE SUPPLIED THROUGH THE UNDERGROUND GARAGE.
15. THE PUBLIC ACCESS EASEMENT FOR THE COURTYARD AREA IS REFERENCE ONLY AND THE EXACT LOCATION WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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COMMONWEALTH OF VIRGINIA
MICHAEL A. O'HARA, AICP
NO. 044166
06-21-07
PROFESSIONAL PLANNER

REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE
National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE
STREET SECTIONS

Printed On: 6/20/07, 8:50 am

SCALE	AS NOTED
DATE	4/13/07
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CHECKED BY	MO

C-108-STREET SECTIONS.dwg

DRAWING NUMBER
C-108

SHEET 8 OF 11

D-0749

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christopher consultants
engineering surveying land planning

MEMORANDUM

DATE: July 26, 2005

TO: Gadi Romem

FR: Mike O'Hara

RE: Potomac Yard Land Bay E
Project #8824C8.00

Stormwater Management and Compliance Plan for National Gateway Potomac Yard Land Bay E West

As required by the PDSP #346 condition #26, this site plan application will comply with the current Chesapeake Bay Preservation Ordinance (CBPO). This project, as shown on the civil plan sheet C-107 (Plot and Location Plan), is proposing two Stormceptors or other similar BMP system. Each building will have its own system that connects to the existing Arlington County storm sewer system. The roofs and the plaza areas of this site will be directed through these systems for water quality treatment. Worksheet B for the redevelopment project will be provided once the project design is further through the public process. The BMP calculations and details will be shown in the final construction documents used for permit applications. Thus, this site plan application will comply with the CBPO and PSDP condition #26.

Due to the close proximity of this site to Four Mile Run, no detention (stormwater management) is required.

This project will be attempting to garner LEED credit SS 6.2 for the treatment of stormwater.

christopher consultants, ltd.
8180 Greensboro, Fourth Floor
Tysons, Virginia 22102-3842

BMP DESIGN COMPUTATIONS
USING STORMFILTER BY STORMWATER MANAGEMENT INC.

STORM FILTER #1(NORTH)

DRAINAGE AREA = 0.56 AC
RUNOFF COEFFICIENT = 0.87
RAINFALL INTENSITY = 0.35"/HR
WATER QUALITY FLOW = C*I*A = (0.87)(0.35)(0.629) = 0.17 CFS
MEDIA = PERLITE CARTRIDGES
NUMBER OF CARTRIDGES REQUIRED @ 15 GPM PER CARTRIDGE
= (0.17 CFS)(449GPM/CFS)/15 = 5.09 CARTRIDGES
USE: 6' X 12' STORM FILTER WITH **6** CARTRIDGES

STORM FILTER #2 (SOUTH)

DRAINAGE AREA = 0.52 AC
RUNOFF COEFFICIENT = 0.87
RAINFALL INTENSITY = 0.35"/HR
WATER QUALITY FLOW = C*I*A = (0.87)(0.35)(0.52) = 0.16 CFS
MEDIA = PERLITE CARTRIDGES
NUMBER OF CARTRIDGES REQUIRED @ 15 GPM PER CARTRIDGE
= (0.18 CFS)(449GPM/CFS)/15 = 4.79 CARTRIDGES
USE: 6' X 12' STORM FILTER WITH **5** CARTRIDGES

Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Step 1. Enter site characteristics and determine impact area			
	Area (SF)	XI	
Total Site Area	98,935		
Existing Impervious Cover	0	0.00	
Proposed Impervious Cover	56,754	56%	
Average Land Cover condition	2,180	3.70%	
90% of Existing Impervious Cover	0	0.00	
			Impact area (SF)
	pre≤avg; post≤avg	No	---
	pre≤avg; post>avg	Yes	54,573
	pre>avg	No	---
		Total Impact Area	54,573
	Impact area > 50% of total impervious area?		Yes
		Impact Area Requirement	27,287
Maximum Watershed Management Fund Fee		$ 2.50	$68,218

Step 2. Determine onsite stormwater treatment requirements			
	Area (SF)		
Vehicle-related pavement	731		
Vehicle-related pavement required to be treated	146.2		
Required min. treatment efficiency	50%		
Treatment credit needed	73	Not to exceed Impact Area Requirement	
Onsite vehicle-related pavement treated	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
BMP type	(A)	(B)	(A X B)
Storm Filter	24,452	50%	12,226
Total onsite stormwater treatment credits			12,226

Step 3. Additional treatment			
	Impervious area treated (sf)	Treatment efficiency	Treatment Credit (sf)
BMP type	(A)	(B)	(A X B)
Storm Filter	22,633	50%	11,318
Total additional treatment credits			11,318

Step 4. Determine compliance	
	Area (SF)
Impact area	27,287
Total treatment credits	23,493
Remaining impact area	3,824
Total Watershed Management Fund Fee	9,560

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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COMMONWEALTH OF VIRGINIA
Michael J. O'Hara, AICP
No. 24168
06-21-07
PROFESSIONAL ENGINEER

REVISIONS
09/20/05 4.1 Pre. Submission
12/23/05 4.1 Submission
02/24/06 4.1 Submission
03/16/06 4.1 Submission
07/19/06 Building Revision
10/04/06 Building Revision
11/27/06 4.1 Resubmission
01/05/07 4.1 Resubmission
03/23/07 County Submission
6/21/07 Post 4.1 Submission

PROJECT TITLE
National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE
BMP.
CALCULATIONS

Printed On: 6/20/07, 8:51 am

SCALE AS NOTED
DATE 4/13/07
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C-109-BMP CALCULATIONS.dwg

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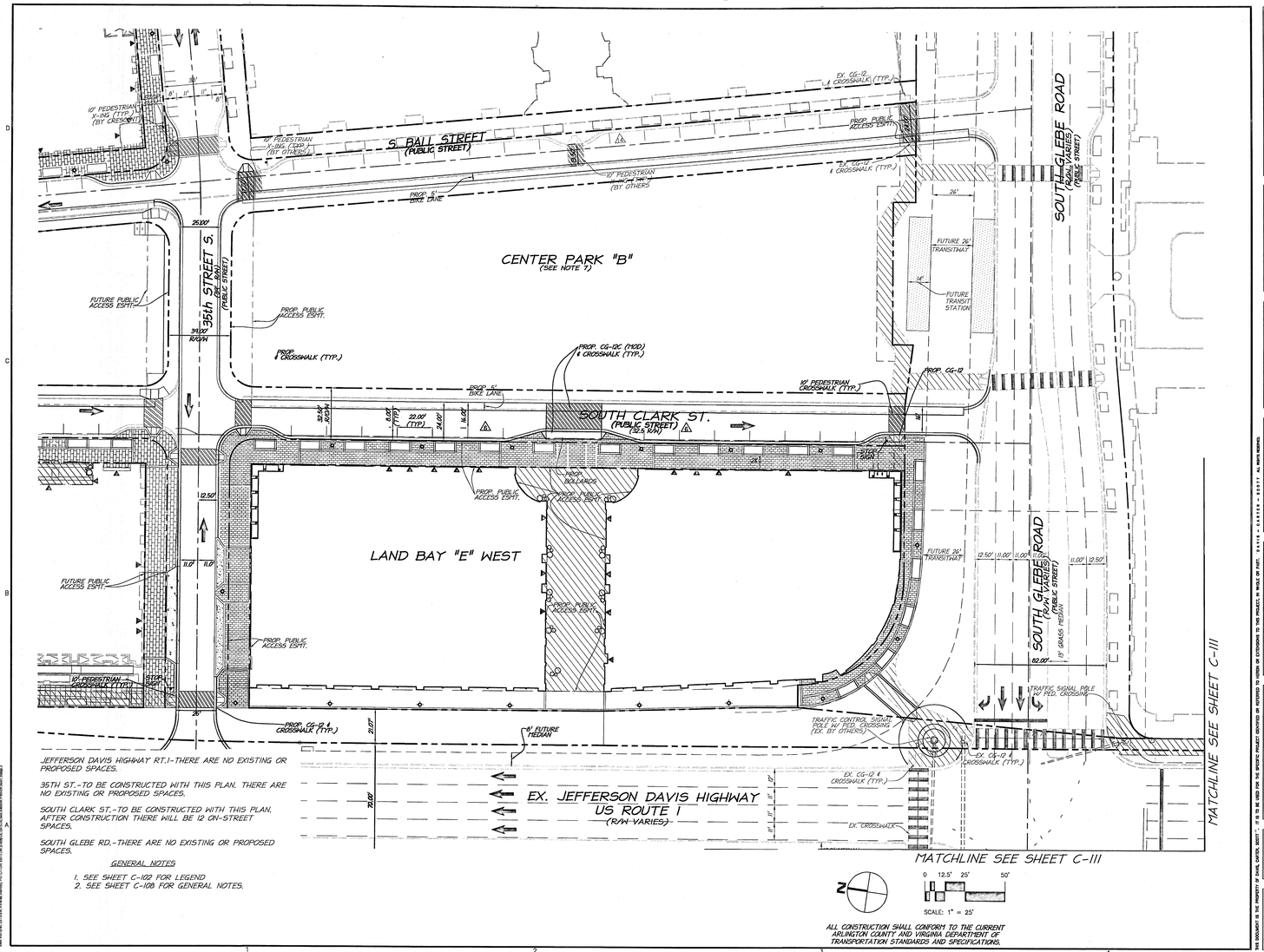

JEFFERSON DAVIS HIGHWAY RT.1-THERE ARE NO EXISTING OR PROPOSED SPACES.

35TH ST.-TO BE CONSTRUCTED WITH THIS PLAN. THERE ARE NO EXISTING OR PROPOSED SPACES.

SOUTH CLARK ST.-TO BE CONSTRUCTED WITH THIS PLAN. AFTER CONSTRUCTION THERE WILL BE 12 ON-STREET SPACES.

SOUTH GLEBE RD.-THERE ARE NO EXISTING OR PROPOSED SPACES.

GENERAL NOTES

1. SEE SHEET C-102 FOR LEGEND
2. SEE SHEET C-108 FOR GENERAL NOTES.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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COMMONWEALTH OF VIRGINIA
MICHAEL J. ROHAN, JR.
No. 34165
06-21-07
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REVISIONS

09/20/05	4.1 Pre. Submission
12/23/05	4.1 Submission
02/24/06	4.1 Submission
03/16/06	4.1 Submission
07/19/06	Building Revision
10/04/06	Building Revision
11/27/06	4.1 Resubmission
01/05/07	4.1 Resubmission
03/23/07	County Submission
6/21/07	Post 4.1 Submission

PROJECT TITLE

National Gateway
Potomac Yard
Land Bay E West
Office/Retail

PROJECT NO. 3-5-000.00

DRAWING TITLE

STRIPING AND MARKING PLAN

Printed On: 6/20/07, 8:47 am

SCALE	AS NOTED
DATE	4/13/07
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C-110-STRIPING-PLAN.dwg

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C-110

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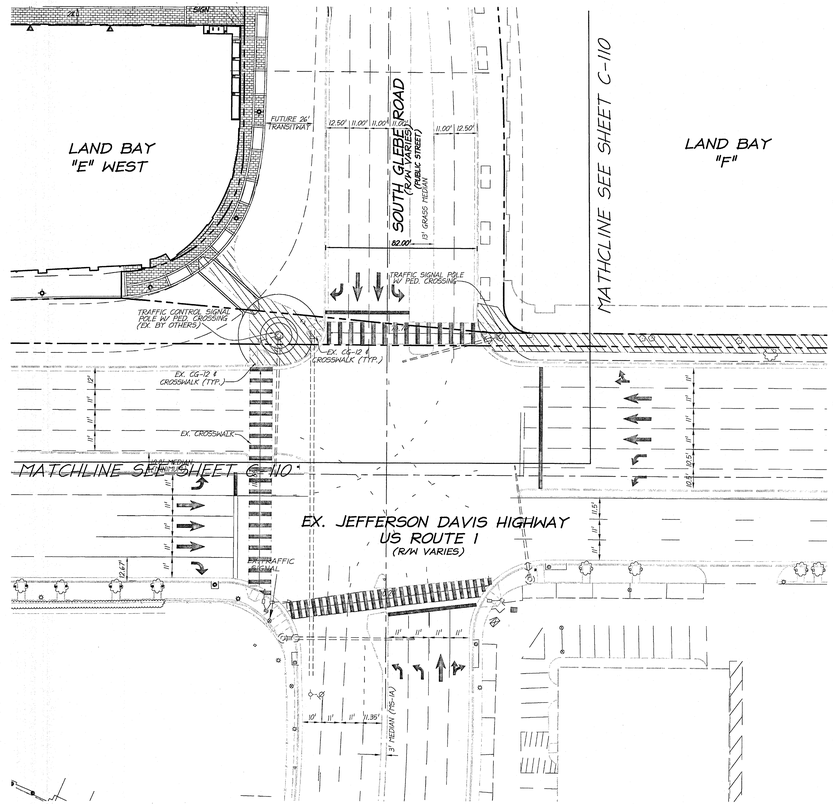
LAND BAY "E" WEST
LAND BAY "F"
MATHCLINE SEE SHEET C-110
MATCHLINE SEE SHEET C-110
FUTURE 24' TRANSITWAY
SOUTH GLEBE ROAD (R/W VARIES) (PUBLIC STREET)
13' GRASS MEDIAN
62.00'
12.50' 11.00' 11.00' 11.00' 11.00' 12.50'
TRAFFIC SIGNAL POLE W/ PED. CROSSING
TRAFFIC CONTROL SIGNAL POLE W/ PED. CROSSING (EX. BY OTHERS)
EX. CG-12 & CROSSHALK (TYP.)
EX. CROSSHALK
EX. JEFFERSON DAVIS HIGHWAY US ROUTE 1 (R/W VARIES)
EX. TRAFFIC SIGNAL
3' MEDIAN (TYS-1A)
11' 11' 11'

NATIONAL GATEWAY

POTOMAC YARD - ARLINGTON, VA

LAND BAY 'E' WEST

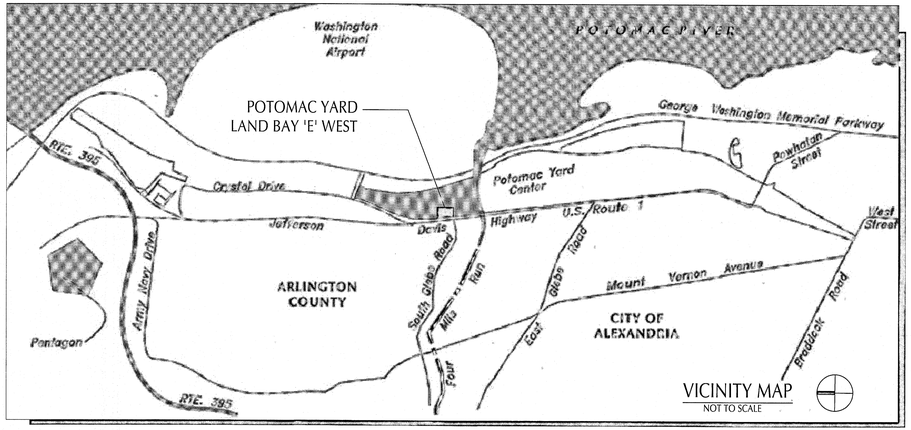

TABLE OF CONTENTS:

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L102	LAYOUT PLAN
L103	PAVING PATTERN DETAILS
L104	PAVING PATTERN DETAILS
L201	GRADING AND DRAINAGE PLAN
L202	GRADING AND DRAINAGE PLAN FOR TREE SUMP PIT
L301	HARDSCAPE DETAILS
L302	SITE FURNISHING AND WALL DETAILS
L303	ARLINGTON COUNTY STANDARD DETAILS
L401	PLANTING PLAN AND SCHEDULE
L402	PLANTING NOTES AND DETAILS

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Robert Karl Esselborn
No. 001087
REGISTERED
LANDSCAPE ARCHITECT

REVISIONS

POST 4.1 JUNE 21, 2007.
PERMIT SET MAY 1, 2007.

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

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COVER SHEET

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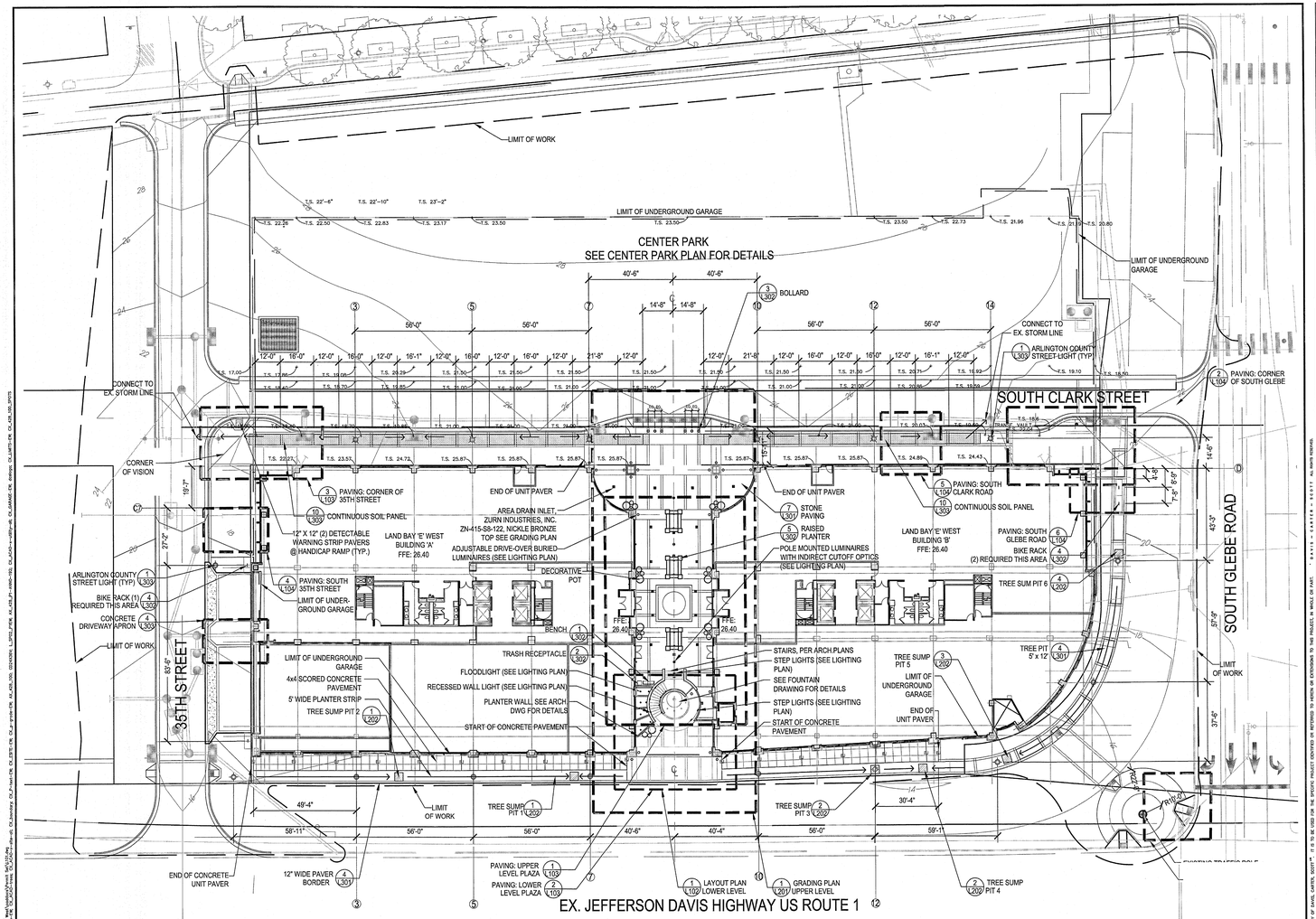

1 LAYOUT PLAN - UPPER LEVEL
1" = 20'-0"

LEWIS SCULLY GIONET
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Scott Karl Essenburg
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PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

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LAYOUT PLAN

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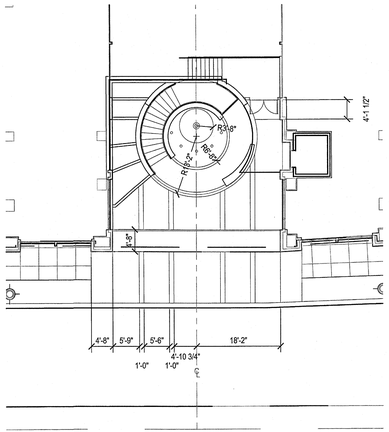
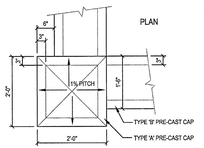
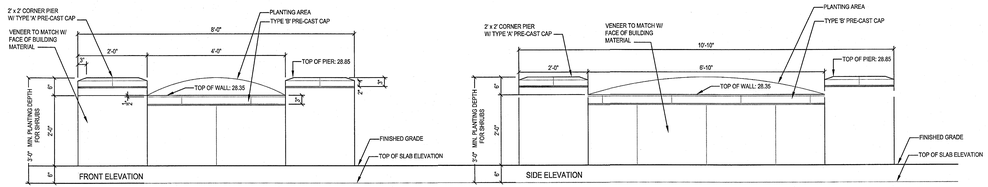


1 LAYOUT PLAN: LOWER LEVEL
1"=10'-0"





2 PLANTER ELEVATION (TYP)
3/4"=1'-0"

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

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PROJECT NO. 23025.03

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LAYOUT PLAN

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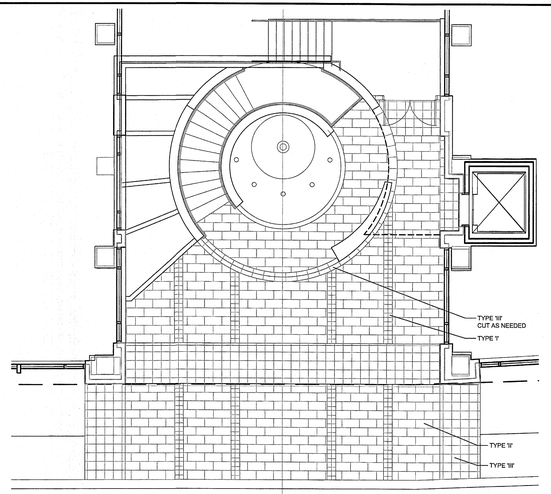
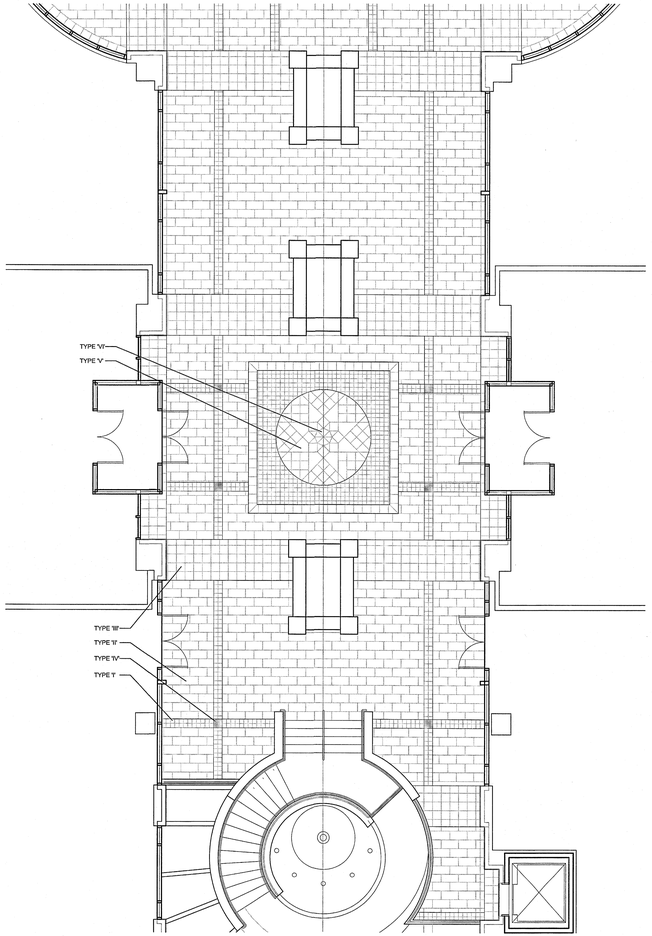
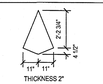


2 PAVING: LOWER LEVEL PLAZA
3/16"=1'-0"



1 PAVING: UPPER LEVEL PLAZA
3/16"=1'-0"

CLAY PAVER (SIDEWALK)				
KEY	SIZE	MANUFACTURER	MODEL	
TYPE A	4" X 8" X 2-3/8"	BELDEN BRICK COMPANY 703.550.9013	REGIMENTAL MEDIUM RANGE	
TYPE B	4" X 8" X 2-3/8"	BELDEN BRICK COMPANY 703.550.9013	ONYX	
TYPE A-1	4" X 8" X 3-1/8"	BELDEN BRICK COMPANY 703.550.9013	REGIMENTAL MEDIUM RANGE	
TYPE B-1	4" X 8" X 3-1/8"	BELDEN BRICK COMPANY 703.550.9013	ONYX	

SPECIAL PAVING AT PLAZA (UPPER AND LOWER LEVEL)				
KEY	SIZE	MANUFACTURER	MODEL	FINISH
TYPE I	6" X 6" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE II	24" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE III	12" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE IV	12" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	CLARET SANDSTONE	THERMO
TYPE V	 THICKNESS 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE VI	 THICKNESS 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1

DETECTABLE WARNING PAVER				
KEY	SIZE	MANUFACTURER	MODEL	COLOR
TYPE D	12" X 12" X 2 3/8"	HANDOVER ARCHITECTURAL PRODUCTS	DETECTABLE WARNING PAVER	TBD

3 PAVING SCHEDULE
NTS

LEWIS SCULLY GIONET
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COMMONWEALTH OF VIRGINIA
Robert Karl Eckardt
No. 001087
9-21-07
LANDSCAPE ARCHITECT

REVISIONS
POST 4.1 JUNE 21, 2007.
PERMIT SET MAY 1, 2007.

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West
PROJECT NO. 23025.03

DRAWING TITLE
PAVING PATTERN DETAILS

Printed On: 6/19/07, 4:43 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
DRAWN BY CLL
CHECKED BY SC
L201.dwg

DRAWING NUMBER
L103

SHEET 4 OF 12

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Plotted: 19 Jun 2007 - 4:43pm By: Christine Lee
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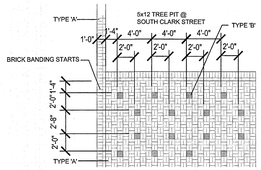
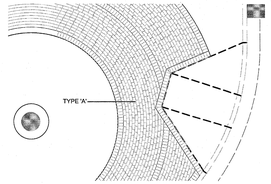
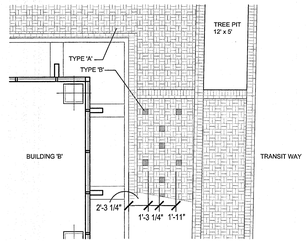


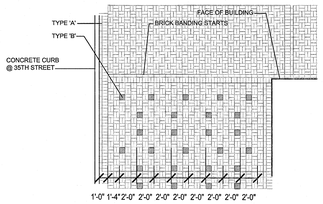
5 PAVING: S. CLARK ST. (TYP)
3/16"=1'-0"



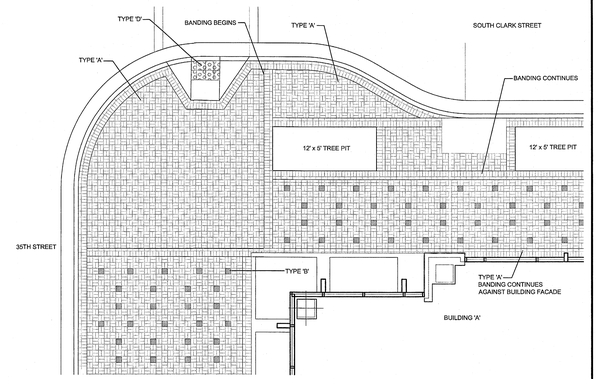
3 PAVING: CORNER OF ROUTE 1
3/16"=1'-0"



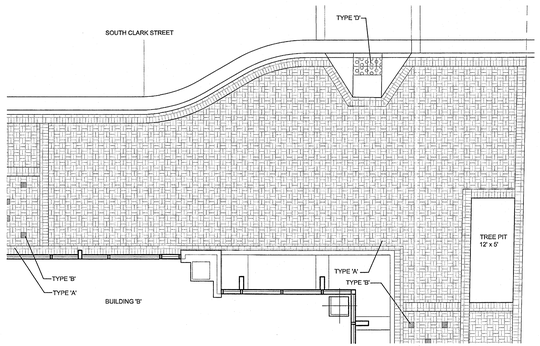
6 PAVING: S. GLEBE ST. (TYP)
3/16"=1'-0"



4 PAVING: 35TH ST. (TYP)
3/16"=1'-0"



1 PAVING: CORNER OF 35TH STREET
3/16"=1'-0"



2 PAVING: CORNER OF SOUTH GLEBE RD
3/16"=1'-0"

CLAY PAVER (SIDEWALK)				
KEY	SIZE	MANUFACTURER	MODEL	
TYPE A	4" X 8" X 2-3/8"	BELDEN BRICK COMPANY 703.550.9013	REGIMENTAL MEDIUM RANGE	
TYPE B	4" X 8" X 2-3/8"	BELDEN BRICK COMPANY 703.550.9013	ONYX	
TYPE A-1	4" X 8" X 3-1/8"	BELDEN BRICK COMPANY 703.550.9013	REGIMENTAL MEDIUM RANGE	
TYPE B-1	4" X 8" X 3-1/8"	BELDEN BRICK COMPANY 703.550.9013	ONYX	
SPECIAL PAVING AT PLAZA (UPPER AND LOWER LEVEL)				
KEY	SIZE	MANUFACTURER	MODEL	FINISH
TYPE I	6" X 6" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE II	24" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE III	12" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE IV	12" X 12" X 2"	RHODES, RAGEN & SMITH 303.299.0042	CLARET SANDSTONE	THERMO
TYPE V	 THICKNESS 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
TYPE VI	 THICKNESS 2"	RHODES, RAGEN & SMITH 303.299.0042	ANTIQUE SALMON GRANITE	TYPE # 1
DETECTABLE WARNING PAVER				
KEY	SIZE	MANUFACTURER	MODEL	COLOR
TYPE D	12" X 12" X 2 3/8"	HANDOVER ARCHITECTURAL PRODUCTS	DETECTABLE WARNING PAVER	TBD

7 PAVING SCHEDULE
NTS

LEWIS SCULLY GIONET
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Robert Karl Esselen
Lic. No. 001307
6/21/07
LANDSCAPE ARCHITECT

REVISIONS
POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
PAVING PATTERN DETAILS

Printed On: 6/20/07, 10:56 am

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
DRAWN BY CLL
CHECKED BY SC

L201.dwg

DRAWING NUMBER
L104

SHEET 5 OF 12

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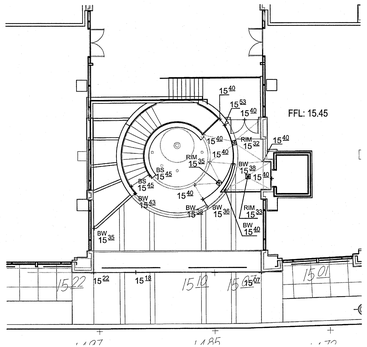
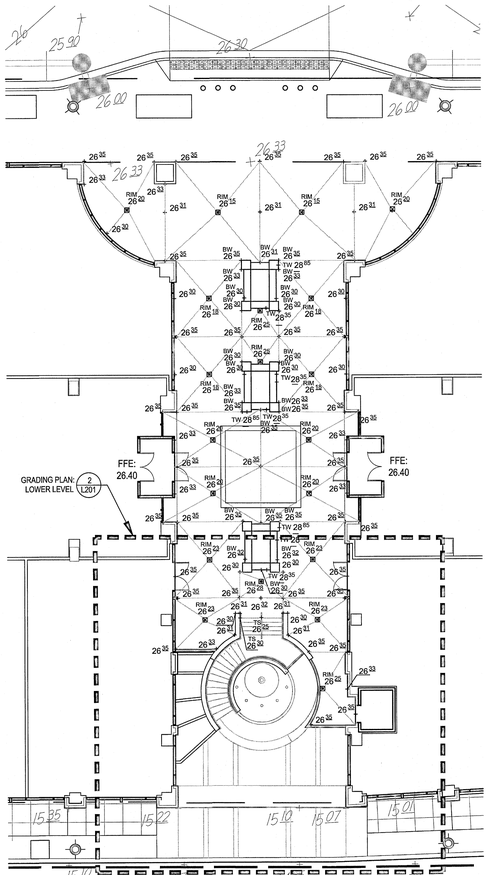


2 GRADING PLAN - LOWER LEVEL
1"=10'-0"



1 GRADING PLAN - UPPER LEVEL
1"=10'-0"

LEGEND

SYMBOL	DESCRIPTION
TP	TOP OF PIER
BP	BOTTOM OF PIER
TW	TOP OF WALL
BW	BOTTOM OF WALL
RIM	RIM ELEVATION
⊠	AREA DRAIN INLET
———	GRADE BREAK

LEWIS SCULLY GIONET
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MONWEALTH OF VIRGINIA
Robert Karl Esselburn
No. 001087
LANDSCAPE ARCHITECT
6/21/07

REVISIONS

POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
GRADING AND DRAINAGE PLAN

Printed On: 6/19/07, 4:32 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
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CHECKED BY SC

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DRAWING NUMBER
L201

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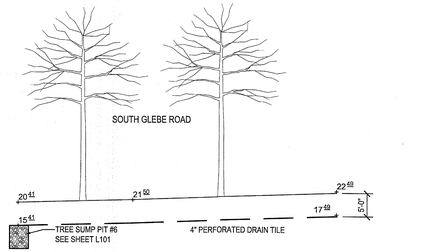
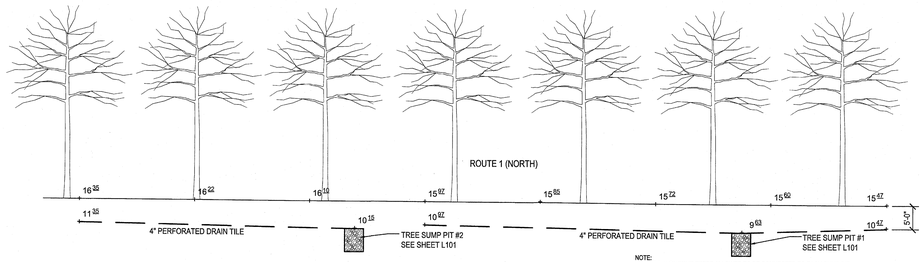


NOTE:
1. MAXIMUM OF FOUR TREES ALLOWED TO BE CONNECTED TO EACH SUMP PIT
2. SEE DETAIL 5, SHEET L303 FOR ARLINGTON COUNTY TREE PIT DRAINAGE DETAIL

4 TREE SUMP PIT #6
1"=10'-0"

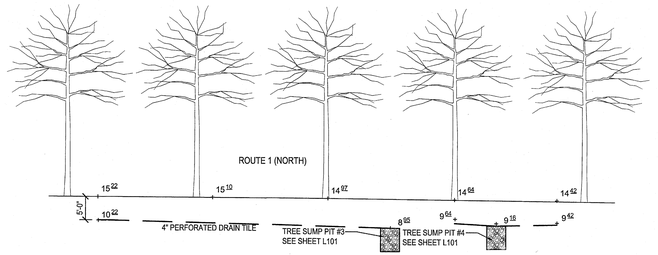


NOTE:
1. MAXIMUM OF FOUR TREES ALLOWED TO BE CONNECTED TO EACH SUMP PIT
2. SEE DETAIL 5, SHEET L303 FOR ARLINGTON COUNTY TREE PIT DRAINAGE DETAIL

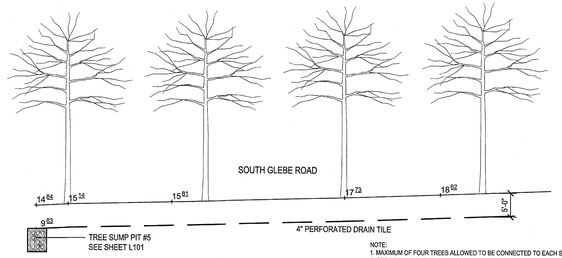
1 TREE SUMP PIT #1 & 2
1"=10'-0"

LEGEND

SYMBOL	DESCRIPTION
TP	TOP OF PIER
BP	BOTTOM OF PIER
TW	TOP OF WALL
BW	BOTTOM OF WALL
RIM	RIM ELEVATION
⊠	AREA DRAIN INLET
	GRADE BREAK



2 TREE SUMP PIT #3 & 4
1"=10'-0"



NOTE:
1. MAXIMUM OF FOUR TREES ALLOWED TO BE CONNECTED TO EACH SUMP PIT
2. SEE DETAIL 5, SHEET L303 FOR ARLINGTON COUNTY TREE PIT DRAINAGE DETAIL

3 TREE SUMP PIT #5
1"=10'-0"

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COMMONWEALTH OF VIRGINIA
Jason Karl Esselstyn
No. 040467
REGISTERED
LANDSCAPE ARCHITECT
6-21-07

REVISIONS

POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
GRADING AND DRAINAGE FOR TREE SUMP PIT

Printed On: 6/19/07, 4:33 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2006
DRAWN BY CLL
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L101.dwg

DRAWING NUMBER
L202

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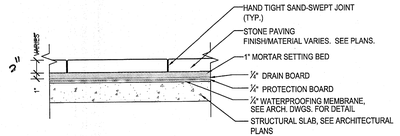
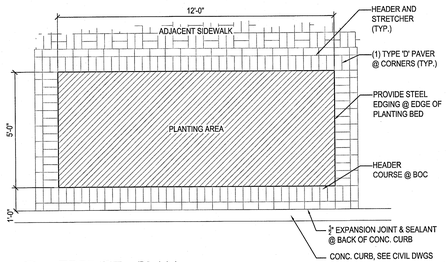
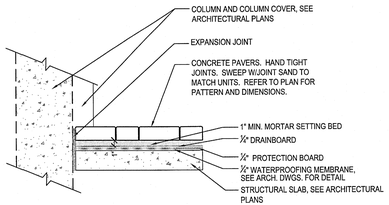
User: CLL Plot: 19 Feb, 07 @ 14:33:00 File: O:\JOB\05025\03\CAD\Sheet Set\L202.dwg



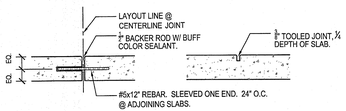
7 STONE PAVING
Scale: 1 1/2"=1'-0"



4 TREE PIT - PLAN
Scale: 1/2" = 1'-0"

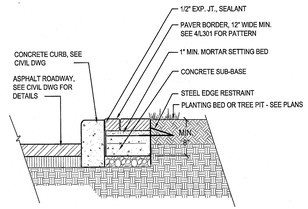


1 UNIT PAVERS AT BUILDING COLUMN
Scale : 1 1/2" = 1'-0"

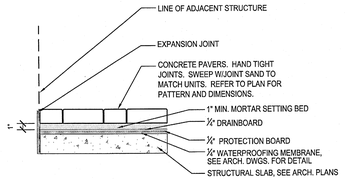


NOTES:
1. INSTALL CONTROL JOINTS AT EQUAL INTERVALS OF ±6'-0" AND AS INDICATED.
2. INSTALL EXPANSION JOINTS @ 24'-0" INTERVALS MAX., AT MEETING OF ALL ADJACENT STRUCTURES AND AS INDICATED.
3. TOOL ALL EXPOSED EDGES W/ ¼" RADIUS.
4. RECESS EXPANSION JOINTS ½" BELOW FINISH GRADE.
5. SAWCUT JOINTS ARE PROHIBITED.

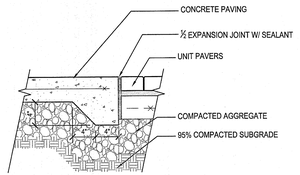
8 JOINTING
Scale : 1 1/2" = 1'-0"



5 BOC DETAIL @ TREE PIT
Scale: 1"=1'-0"



2 UNIT PAVERS AT BUILDING WALL
Scale : 1 1/2" = 1'-0"



9 ADJOING PAVERS at CONCRETE PAVING
Scale: 1 1/2" = 1'-0"

CONCRETE PAVER NOTES:

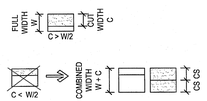
1. NOT USED.

2. IN PAVING BANDS, IF PAVERS MUST BE CUT TO LESS THAN FULL WIDTH, INSERT CUT PAVERS MIDWAY ALONG RUN OF BAND. CUT PAVERS SHOULD NOT OCCUR AT ENDS OF BANDS.

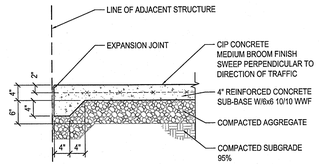
3. IF A SINGLE CUT PAVER WOULD BE LESS THAN HALF THE FULL PAVER WIDTH, INSERT TWO EQUAL PIECES WHOSE COMBINED WIDTH IS EQUAL TO ORIGINAL CUT PIECE + 1 FULL PIECE.

4. CUT PAVERS SHOULD NOT BE PLACED NEXT TO EACH OTHER.

5. THESE NOTES APPLY TO BOTH PEDESTRIAN AND VEHICULAR PAVERS.



6 BRICK NOTES
Scale: NTS



NOTES:
1. REFER TO 8/L301 FOR JOINT TYPES.

3 CONCRETE PAVING
Scale : 1" = 1'-0"

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

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805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202 . 682 . 2300

COMMONWEALTH OF VIRGINIA
ROBERT KURT ERICKSON
No. 001487
REGISTERED LANDSCAPE ARCHITECT

REVISIONS
POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West
PROJECT NO. 23025.03

DRAWING TITLE
HARDSCAPE DETAILS

Printed On: 6/19/07, 4:34 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2006
DRAWN BY CLL
CHECKED BY SC

L301-302.dwg

DRAWING NUMBER
L301
SHEET 8 OF 12

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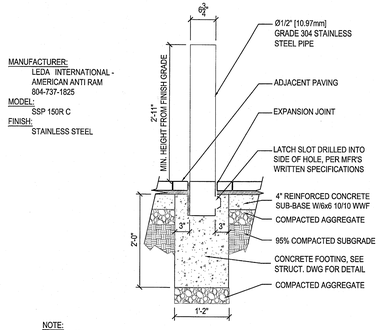
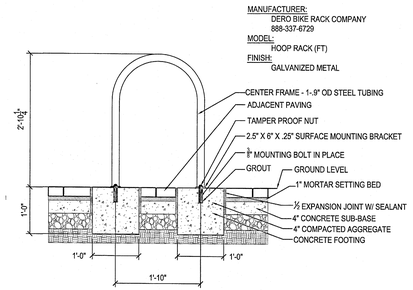
G:\projects\23025.03 - Land Bay E West\Addition\Permit Set\L301-302.dwg
Jun 19, 2007 04:34:00 PM - jwalker



MANUFACTURER:
LEDA INTERNATIONAL - AMERICAN ANTI RAM
804-737-1825
MODEL:
SSP 150R C
FINISH:
STAINLESS STEEL

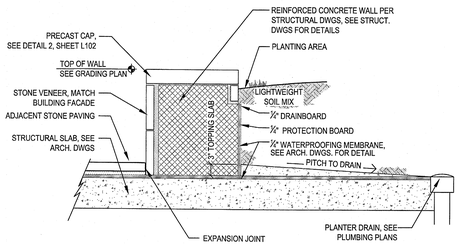
NOTE:
POST MUST LOCK INTO LATCH SLOT IN THE SIDE OF CORE DRILLED HOLE. REFER TO MFRR'S WRITTEN SPECIFICATIONS.

3 BOLLARD
1"=1'-0"



MANUFACTURER:
DERO BIKE RACK COMPANY
888-337-6729
MODEL:
HOOP RACK (FT)
FINISH:
GALVANIZED METAL

4 BIKE RACK
Scale: 1" = 1'-0"



5 PLANTER WALL ON STRUCTURE
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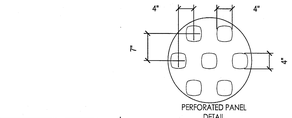
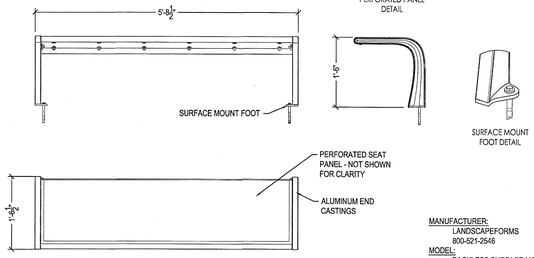
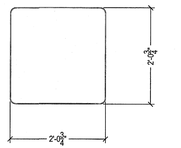


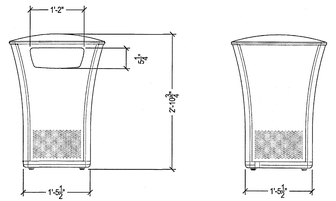


MANUFACTURER:
LANDSCAPEFORMS
800-521-2546
MODEL:
BACKLESS SURFACE MOUNT BENCH, STAY
FINISH:
POWERCOATED ALUMINUM

1 BENCH
Scale: 3/4" =1' - 0"



MANUFACTURER:
LANDSCAPEFORMS
800-521-2546
MODEL:
SIDE OPENING LITTER, PITCH
FINISH:
POWERCOATED ALUMINUM



2 TRASH RECEPTACLE
Scale: 3/4" =1' - 0"

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COMMONWEALTH OF VIRGINIA
Robert Kerr Esselstyn
No. 0501001
LANDSCAPE ARCHITECT
6-21-07

REVISIONS
POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
SITE FURNISHING AND WALL DETAILS

Printed On: 6/19/07, 4:35 pm

SCALE: SEE PLAN	NTS
DATE: JULY 22, 2005	
DRAWN BY	CLL
CHECKED BY	SC

L301-302.dwg

DRAWING NUMBER
L302

SHEET 9 OF 12

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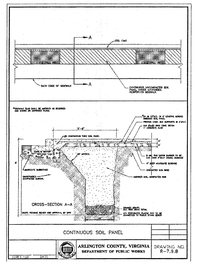
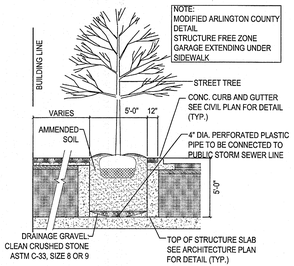
6/19/2007 4:35:08 PM



10 ARLINGTON COUNTY DETAIL
Scale: AS SHOWN



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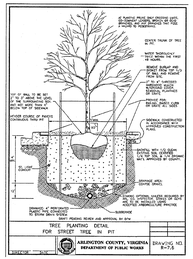
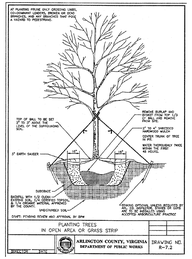


NOTE: DETAIL IS FOR TREE PIT CARE ONLY. REFER TO DETAIL SHEET 102 FOR PAVING PATTERN.

7 ARLINGTON COUNTY DETAIL
Scale: AS SHOWN



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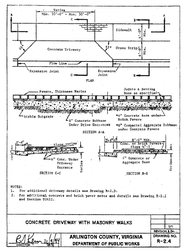

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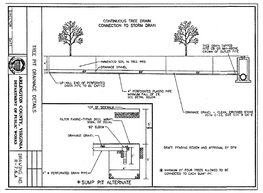

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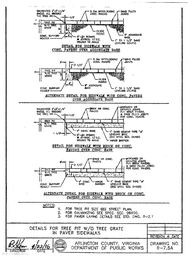

2 ARLINGTON COUNTY DETAIL
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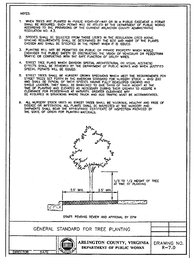

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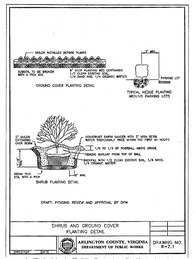
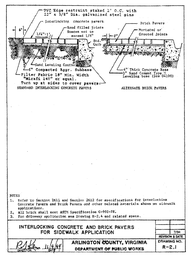


6 ARLINGTON COUNTY DETAIL
Scale: AS SHOWN



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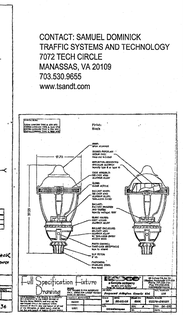

1 CARLYLE STREET LIGHT
Scale: AS SHOWN

CONTACT: SAMUEL DOMINICK
TRAFFIC SYSTEMS AND TECHNOLOGY
7072 TECH CIRCLE
MANASSAS, VA 20109
703.530.9655
www.tsandt.com

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COMMONWEALTH OF VIRGINIA
Robert Karl Esselburn
001982
LANDSCAPE ARCHITECT

REVISIONS

POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
ARLINGTON COUNTY STANDARD DETAILS

Printed On: 6/19/07, 4:36 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
DRAWN BY CLL
CHECKED BY SC

L301-302.dwg

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L303

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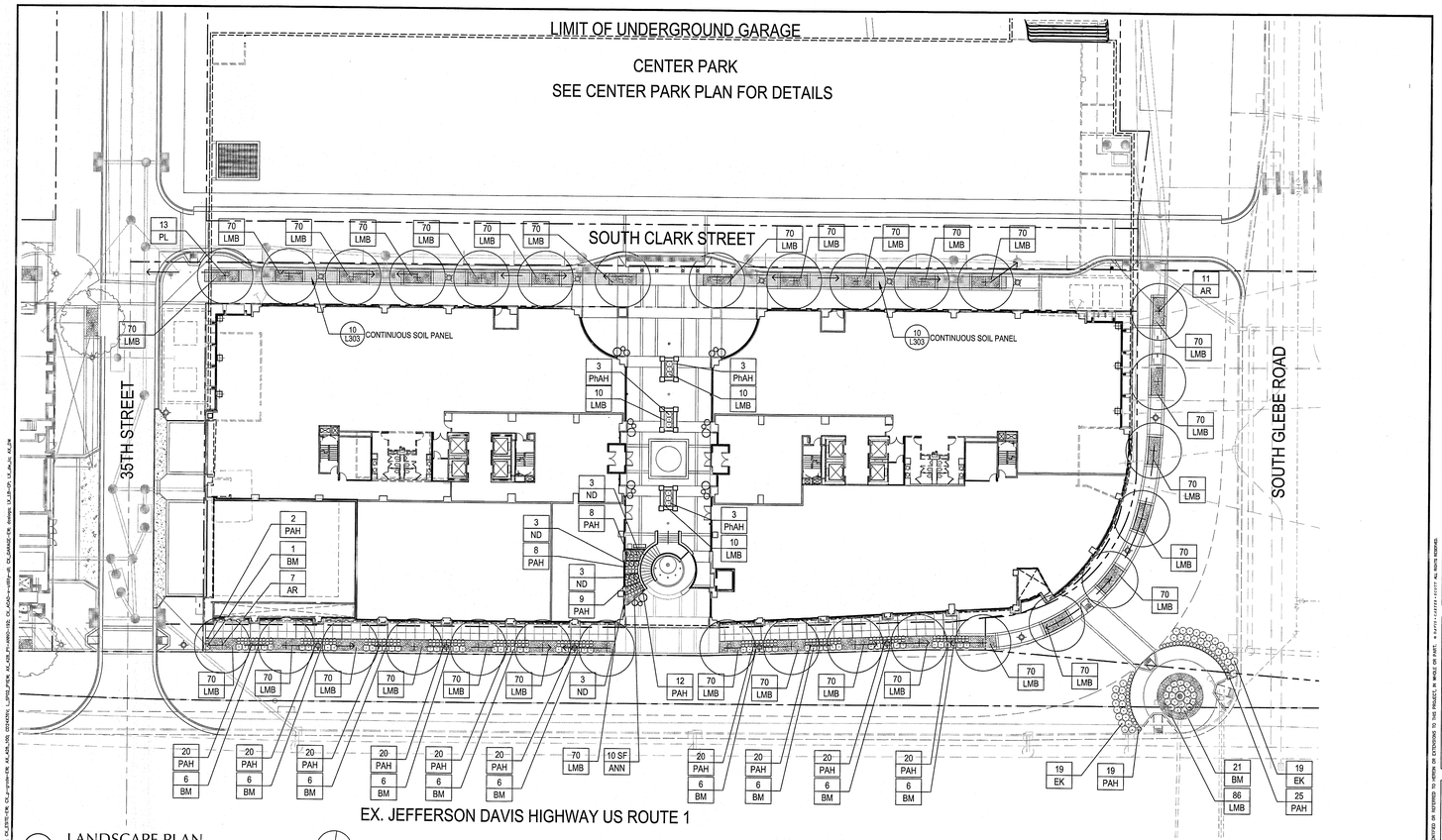
6/19/2007 4:36:00 PM dwidger



1 LANDSCAPE PLAN
1" = 20'-0"

PLANT SCHEDULE

SHRUB								
	78	BM	Buxus microphylla 'Winter Gem'	Winter Gem Littleleaf Boxwood	24"-30" HT	B & B	3' O.C.	Full and dense
	38	EK	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	30"-36" HT	B & B	3' O.C.	Full and dense
	12	ND	Nandina domestica 'Harbor Dwarf'	Harbor Dwarf Heavenly Bamboo	24" HT	B & B	3' O.C.	Full and dense
ORNAMENTAL GRASSES								
	258	PAH	Pennisetum alopecuroides "Hamelin'	Dwarf Fountain Grass	1 Gal.	cont.	18" O.C.	Mature, well rooted
BAMBOO								
	9	PhAH	Phyllostachys aureosulcata 'Harbin' var.		5'-6' HT	cont	30" O.C.	Mature, well rooted
GROUNDCOVER								
	2261	LMB	Liripoe muscari 'Big Blue'	Big Blue Lilyturf	4" pot	cont.	12" O.C.	Mature, well rooted
ANNUALS								
	10 SF	ANN	Annuals	TBD by Landscape Architect	TBD	TBD	TBD	

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COMMONWEALTH OF VIRGINIA
Robert Karl Esselburn
No. 001027
LANDSCAPE ARCHITECT
06-21-07

REVISIONS

POST 4.1 JUNE 21, 2007
PERMIT SET MAY 1, 2007

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
PLANTING PLAN AND SCHEDULE

Printed On: 6/20/07, 11:24 am

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
DRAWN BY CLL
CHECKED BY SC

L401.dwg

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L401

SHEET 11 OF 12

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PLANTING SPECIFICATIONS

I. SCOPE OF WORK

A. THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

II. MATERIALS

A. GENERALLY

ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS OS COMPLETE AND APPROVED.

B. PLANTS

ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTTED, AND FREE FROM DISEASE AND INSECTS.

C. TOPSOIL

ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

D. MULCH

MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK.

III. FERTILIZER AND CONDITIONERS

A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NOTROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS."

B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.

IV. GENERAL WORK PROCEDURES

A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.

V. WEEDING

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

VI. TOPSOIL

A. CONTRACTOR SHALL PROVIDE 4" MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

VII. SOIL CONDITIONING

A. CULTIVATE ALL AREAS SHALL BE PLANTED TO DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILLED IN TWO DIRECTIONS INTO THE TOP 4", WITH THE FOLLOWING PER 1,000 SQUARE FEET:

150 POUNDS "GRO-POWER" OR EQUAL
100 POUNDS AGRICULTURAL GYPSUM
20 POUNDS NITROFORM (COURSE) 3-O-O BLUE CHIP

VIII. PLANTING

POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R7.2 AND R7.6. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:

1 PART LEAF MOULD OR COMPOST
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAMS OF AGRIFORM PLANTING TABLETS OR EQUAL
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
FOR LARGER PLANTS, 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER

B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.

C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.

D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO PLACES USING HOSE TYPE TIES.

E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7'-0" BRANCHING HEIGHT.

IX. GROUND COVER

A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.

C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUND COVER.

D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.

X. FINISH GRADING

A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.

B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.

XI. GUARANTEE

A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS FROM ACCEPTANCE OF JOB.

XII. CLEAN UP

A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. ALL TREES, SHRUBS OTHER PLANTS AND PLANT BEDS SHALL BE MAINTAINED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS; RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED; RESTORING OR REPLACING DAMAGED WRAPPINGS; AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

C. LAWNS SHALL BE MAINTAINED BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED OR BARE AREAS.

XIII. MAINTENANCE (ALTERNATE BID)

COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

XIV. PLANTING MATERIAL GUARANTEE

A. PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS, INCLUDING THE REPLACEMENT AND MAINTENANCE (TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING AND WATERING) OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.

XV. URBAN FORESTER NOTIFICATION

A. THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL AFFAIRS URBAN FORESTER AT 703-228-5557 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THIS TIME OF PLANTING TO MEET WITH THE STAFF OF THE DPRCR TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GURANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IFWHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI. Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 15 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 8' AND GREATER IN CALIPER SHALL BY GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	03/15 TO 13/15
LAWNS	03/15 TO 06/15 09/15 TO 12/01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:

ACER RUBRUM	POPULUS SPP.
BETULA SPP.	PRUNUS SPP.
CARPINUS SPP.	PYRUS SPP.
CRATECUS SPP.	QUERCUS SPP.
KOELREUTERIA PANICULATA	SALIX SPP.
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA
PLATANUS ACERIFOLIA	

ANY PLANTINGS INSTALLED IN CONFLUCT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPORATE SEASON.

19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

I. GENERAL

A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH, EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.

B. REMOVE ALL LITTER, DEBRIS AND WEEDS.

C. MAINTAIN A MINIMUM OF A 3-INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PAINTING BEDS.

II. IRRIGATION (IF APPLICABLE)

A. AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST, AND TESTED WHEN TURNED ON IN THE SPRING.

B. EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY.
WATER REQUIREMENTS:

NEW TURF: KEEP MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.

EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES OF WATER PER WEEK.

III. SEASONAL FLOWERS

A. ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE I, IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPEARANCE.

IV. TURF

A. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 4 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.

B. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED A NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AND TURF AREAS THREE TUNES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.

C. SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY SE TO BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHALL BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH SOIL TESTS.

D. SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS.

APPLY A 3-1-2 (21-7-14, 10-4-8, OR 24-4-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MANGH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. IF NECCESSARY, TWO ADDITIONAL APPLICATIONS MAY SE MADE IN MAY AND NOVEMBER.

DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.

V. PRUNING

A. REMOVAL OF DEAD, DISBRASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.

B. SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM. HEDGES

C. ROOT PRUNING OF TREES ADJACENT TO CURB OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 10 OF ROOT SYSTEM SHALL BE PRUNED DURING A YEAR.

VI. INSECT AND DISEASE CONTROL

A. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AN PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.

VII. RENOVATION

A. RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROUED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.

B. LAWN — ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANNING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING PLANTINGS SHALL BE UTILIZED.

C. PLANTINGS — ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FALING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.

VIII. SITE AMENITIES

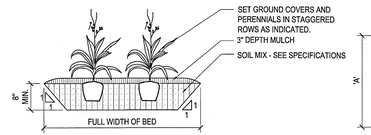
A. BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

IX. PAVED SURFACES

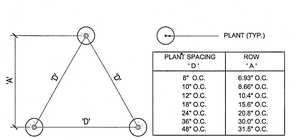
A. ALL PAVED SUSFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECODATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SUNFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.

B. TRASH, STAINS AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.

C. SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWLKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

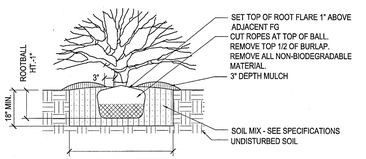


2 GROUNDCOVER PLANTING
NTS



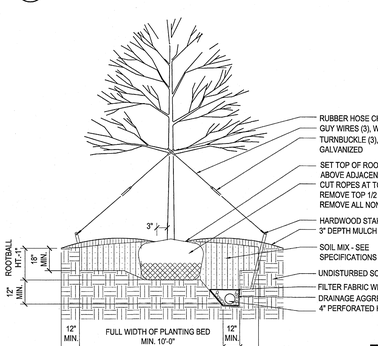
PLANT SPACING "D"	ROW "A"
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
15" O.C.	13.0" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	33.0" O.C.
48" O.C.	31.5" O.C.

1 GROUNDCOVER SPACING
NTS



NOTES:
1. FOR CONTAINER-GROWN SHRUBS, MAKE (3) 1" DEEP VERTICAL CUTS, EQUALLY SPACED ABOUT ROOTBALL.

3 SHRUB PLANTING
NTS



4 SINGLE-STEM TREE PLANTING
NTS

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

DAVIS ▪ CARTER ▪ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
1676 International Drive, Suite 1100, Tysons Corner, Virginia 22102 • 703.553.9275
805 Pennsylvania Ave. N.W., Suite 1100, Washington, D.C. 20005 • 202.682.2300

COMMONWEALTH OF VIRGINIA
Robert Karl Eastman
No. 030587
07-01-07
LANDSCAPE ARCHITECT

REVISIONS

POST 4.1 JUNE 21, 2007,
PERMIT SET MAY 1, 2007,

PROJECT TITLE
National Gateway Potomac Yard Land Bay E West

PROJECT NO. 23025.03

DRAWING TITLE
PLANTING NOTES AND DETAILS

Printed On: 6/19/07, 4:40 pm

SCALE: SEE PLAN NTS
DATE: JULY 22, 2005
DRAWN BY CLL
CHECKED BY SC

L401.dwg

DRAWING NUMBER
L402

SHEET 12 OF 12

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~~Potomac Yard Bay E-West~~
~~Post-4.1 - Approved~~



ARLINGTON
VIRGINIA

[redacted]

CPHD - Zoning - Scan Request Batch Sheet

Request #	42430	**Box Number**	25scan-00117
Charge Code		**Requestor**	ZONING1
Instructions	Hold for 7 days then destroy	**Rescan?**	☐
Due	30 Business Days	**Due Date**	02/25/2015
CPHD Case #	SP #346	**Permit #**	
Address	LANDBAY E	**RPC**	

Standard Pages		**Large Format Pages**		**Total Pages**
Black and White Count	1	**Black and White Count**	27	28
Color Count		**Color Count**	0	

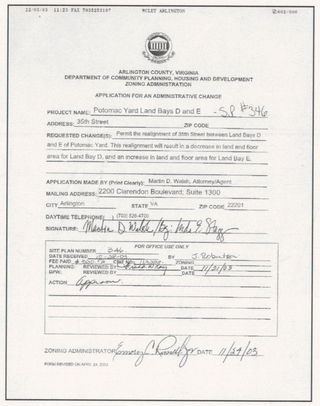
Sides ◉ Simplex ○ Duplex

Print Shop Request # *42430*

Comments

AM

Submit



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION

APPLICATION FOR AN ADMINISTRATIVE CHANGE

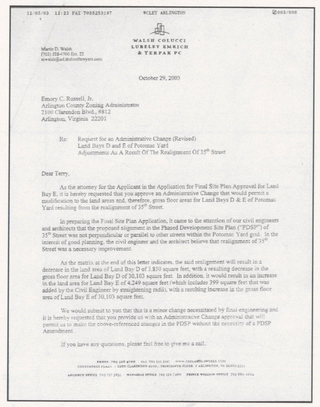
PROJECT NAME: Potomac Yard Land Bays D and E - SP #346
ADDRESS: 35th Street ZIP CODE:
REQUESTED CHANGE(S): Permit the realignment of 35th Street between Land Bays D and E of Potomac Yard. This realignment will result in a decrease in land and floor area for Land Bay D, and an increase in land and floor area for Land Bay E.

APPLICATION MADE BY (Print Clearly): Martin D. Walsh, Attorney/Agent
MAILING ADDRESS: 2200 Clarendon Boulevard, Suite 1300
CITY: Arlington STATE: VA ZIP CODE: 22201
DAYTIME TELEPHONE: (703) 528-4700
SIGNATURE: Martin D. Walsh, Atty for Land D, Atty for Land E

FOR OFFICE USE ONLY
SITE PLAN NUMBER: 346
DATE RECEIVED: 11/3/03 BY: J. Schuster
FEE PAID: $200.00 CK #: 1 RECEIPT #: 1
PLANNING REVIEWED BY: DATE: 11/21/03
DES REVIEWED BY: DATE:
ACTION: Approval

ZONING ADMINISTRATOR: Jeremy McPike DATE: 11/21/03

FORM REVISED ON APRIL 24, 2002



WALSH COLUCCI LUBELEY EMRICH & TERPAK PC

Martin D. Walsh
(703) 528-4700 Ext. 22
mwalsh@arlaw.walshcolucci.com

October 29, 2003

Emory C. Russell, Jr.
Arlington County Zoning Administrator
2100 Clarendon Blvd., #812
Arlington, Virginia 22201

Re: Request for an Administrative Change (Revised)
Land Bays D and E of Potomac Yard
Adjustments As A Result Of The Realignment Of 35th Street

Dear Terry,

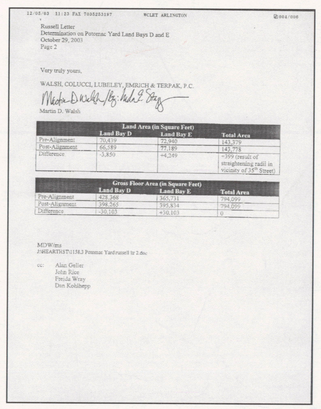
As the attorney for the Applicant in the Application for Final Site Plan Approval for Land Bay E, it is hereby requested that you approve an Administrative Change that would permit a modification to the land areas and, therefore, gross floor areas for Land Bays D & E of Potomac Yard resulting from the realignment of 35th Street.

In preparing the Final Site Plan Application, it came to the attention of our civil engineers and architects that the proposed alignment in the Phased Development Site Plan ("PDSP") of 35th Street was not perpendicular or parallel to other streets within the Potomac Yard grid. In the interest of good planning, the civil engineer and the architect believe that realignment of 35th Street was a necessary improvement.

As the matrix at the end of this letter indicates, the said realignment will result in a decrease in the land area of Land Bay D of 1,831 square feet, with a resulting decrease in the gross floor area for Land Bay D of 20,103 square feet. In addition, it would result in an increase in the land area for Land Bay E of 4,249 square feet (which includes 399 square feet that was added by the Civil Engineer by straightening radii, with a resulting increase in the gross floor area of Land Bay E of 20,103 square feet.

We would submit to you that this is a minor change necessitated by final engineering and it is hereby requested that you provide us with an Administrative Change approval that will permit us to make the above-referenced changes in the PDSP without the necessity of a PDSP Amendment.

If you have any questions, please feel free to give me a call.



Russell Letter
Determination on Potomac Yard Land Bays D and E
October 29, 2003
Page 2

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

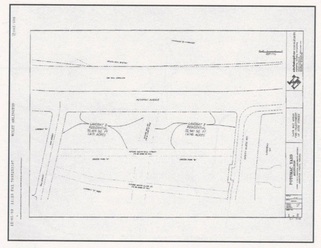
Martin D. Walsh

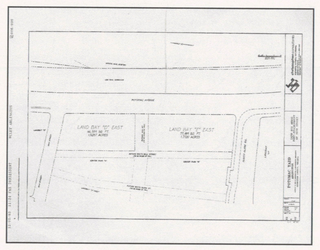
Land Area (in Square Feet)			
	Land Bay D	Land Bay E	Total Area
Pre-Alignment	704,110	525,360	1,433,470
Post-Alignment	66,189	99,189	142,998
Difference	-3,830	+4,249	+399 (result of straightening radii in vicinity of 35th Street)

Gross Floor Area (in Square Feet)			
	Land Bay D	Land Bay E	Total Area
Pre-Alignment	423,660	470,751	894,410
Post-Alignment	398,562	595,834	994,995
Difference	-20,103	+10,103	0

MEW/ma
ARLARTIST\31382 Potomac Yard\ltrsd1 to 2.doc

cc: Alan Geller
John Rice
Precia Wray
Don Kolsbyp





CAMDEN POTOMAC YARD

POTOMAC YARD, SOUTH TRACT PARCEL E
ARLINGTON, VIRGINIA

CAMDEN USA INC.
Owner / Developer

3 Greenway Plaza
Suite 1300
Houston, TX 77046
Tel: 713.354.2500
Contact: Nat Barganier

SITE PLAN APPROVAL
FINAL
APPROVED BY THE ARLINGTON COUNTY BOARD AT ITS MEETING OF
SUBJECT TO CONDITIONS OUTLINED IN THE EXCERPT FROM THE COUNTY BOARD MINUTES OR THE COUNTY MANAGER'S REPORT ATTACHED HERETO, IN ACCORDANCE WITH THE ZONING ORDINANCE OF ARLINGTON COUNTY, VIRGINIA

Robert F. Brown
Planning Division Chief
by 11/16/04 19
Supervisor, Planning Section

Ron Carlee
County Manager
by 11/4 2004
Zoning Coordinator

Approved.
Precia Wray CPHD
November 4, 2004

Con Plan - 4.1 Drawings

Hearthstone Communities, L.C.
Local Development Manager
7200 Wisconsin Avenue
Suite 312
Bethesda, MD 20814
Tel: 301.652.7200
Contact: Alan Geller

WDG Architecture, PLLC
Architecture Planning Interior Design
1025 Connecticut Avenue NW
Suite 300
Washington, DC 20036
Tel: 202.857.8300
Contact: George Dove

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
Zoning Attorney
2200 Clarendon Boulevard., 13th Floor
Arlington, VA 22201-3359
Tel: 703.528.4700
Contact: Art Walsh

Christopher Consultants
Engineering Surveying Land Planning
9900 Main Street
Fourth Floor
Fairfax, VA 22031-3907
Tel: 703.273.6820
Contact: Mike O'Hara

Lewis Scully Gionet
Landscape Architects
8320 Old Courthouse Road,
Suite 350
Vienna, VA 22182
Tel: 703.821.2045
Contact: Mark Gionet

Wells & Associates
Traffic Engineer
1420 Spring Hill Road
Suite 600
McLean, VA 22102
Tel: 703.917.6620
Contact: Marty Wells

NOTES:
1. Approved Documents: Site Plan (SP # 346) & Rezoning (Z-2472-00-1) & General Land Use Plan Amendment (GP-269-00-1) Dated October 21, 2000
2. Zoned "C-O-1.5"

Dr.65 SP #346 LAND BAY "E" DRAWER: 65

SP # 346
Dr. 65

Drawing List

Architectural

A1.01 COVER SHEET
A1.02 SITE PLAN PARCEL E

A2.01 3RD CELLAR PLAN
A2.02 2ND CELLAR PLAN
A2.03 1ST CELLAR PLAN
A2.04 GROUND FLOOR PLAN
A2.05 2ND FLOOR PLAN
A2.06 3RD & 4TH FLOOR PLANS
A2.07 5TH-7TH FLOOR PLANS
A2.08 8TH-10TH FLOOR PLANS
A2.09 11TH FLOOR PLAN
A2.10 12TH FLOOR PLAN

A3.01 WEST, SOUTH, SOUTH COURTYARD ELEVATIONS
A3.02 EAST, NORTH, NORTH COURTYARD ELEVATIONS
A3.03 PARTIAL WEST AND NORTH ELEVATIONS

A4.01 BUILDING SECTIONS
A4.02 BUILDING SECTIONS

Civil

C-1.01 CERTIFIED SURVEY PLAT
C-1.02 OVERALL PDSP AREA
C-1.03 OVERALL PLOT AND LOCATION PLAN
C-1.04 EXISTING CONDITIONS
C-1.05 PLOT AND LOCATION PLAN

Landscaping

L1.01 OVERALL PLAN

L2.01 COURTYARD PLAN

L3.01 PLANT LIST SPECIFICATIONS AND DETAILS
L3.02 ARLINGTON COUNTY STANDARD DETAILS
L3.03 ARLINGTON COUNTY STANDARD NOTES

POST COUNTY BOARD MEETING REVISIONS

THE FOLLOWING ITEMS HAVE BEEN REVISED TO REFLECT THE AGREEMENT BETWEEN THE APPLICANT AND THE COUNTY AS PRESENTED/APPROVED AT THE COUNTY BOARD MEETING DEC. 9, 2003.

1. THE BUILDING PENTHOUSE HEIGHT AND ARTICULATION HAS BEEN REVISED TO MEET STANDARD ZONING PENTHOUSE HEIGHTS.

3. UNIT ENTRY DOORS ALONG S. BALL STREET HAVE BEEN INDICATED IN PLAN IN ADDITION TO THOSE PREVIOUSLY INDICATED ON THE ELEVATIONS.

3. THE SOUTH COURTYARD ELEVATION HAS BEEN REVISED TO PROVIDE GREATER ARTICULATION ALONG THE LONG LOADING WALL.

4. RESIDENTIAL BICYCLE STORAGE HAS BEEN INCREASED TO REFLECT SITE PLAN CONDITION 39 (RATIO OF 1 SPACE PER 5 UNITS).

5. THE VEHICULAR ENTRANCE OFF POTOMAC AVE. HAS BEEN REVISED TO REFLECT THE AGREEMENT BETWEEN THE APPLICANT AND THE COUNTY. SEE A2.04 FOR EXHIBIT.

6. PAVER MATERIALS ALONG 35TH STREET AND S. GLEBE ROAD AS DESCRIBED IN SITE PLAN CONDITION 17 HAS BEEN INCORPORATED.

7. UTILITY CONNECTIONS ALONG N. POTOMAC AVE. HAVE BEEN REVISED TO ALIGN W/ INTERIOR MECHANICAL SPACES.

8. THE PARALLEL PARKING SPACES ALONG N. POTOMAC AVE. HAVE BEEN REVISED TO REFLECT DPW REQUIREMENT OF CURVED PULL IN/OUT CURBS IN LIEU OF DIAGONAL CURBS PREVIOUSLY SHOWN.

9. TOTAL AMOUNT OF ON-STREET PARKING HAS BEEN TABULATED.

10. THE CROSSWALK NUB MIDWAY ALONG S. BALL STREET HAS BEEN ADDED.

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Camden Potomac Yard
Parcel E - Residential

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Living Excellence

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Revised 4.1 Set	10.31.03
Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.03.04

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Cover Sheet

Scale: As Noted

A1.01

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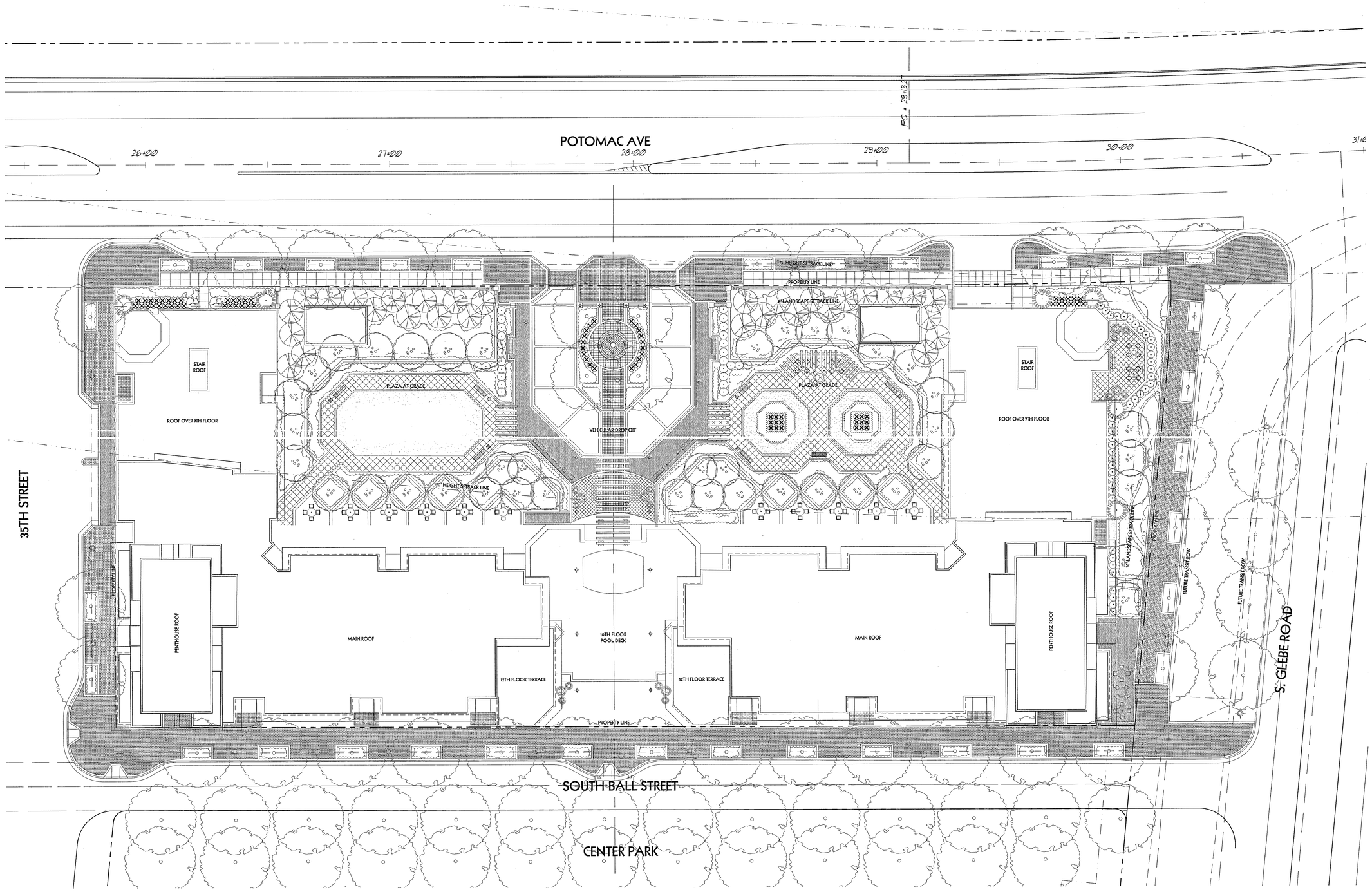

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Record 4.1 Set Revised	11.05.04

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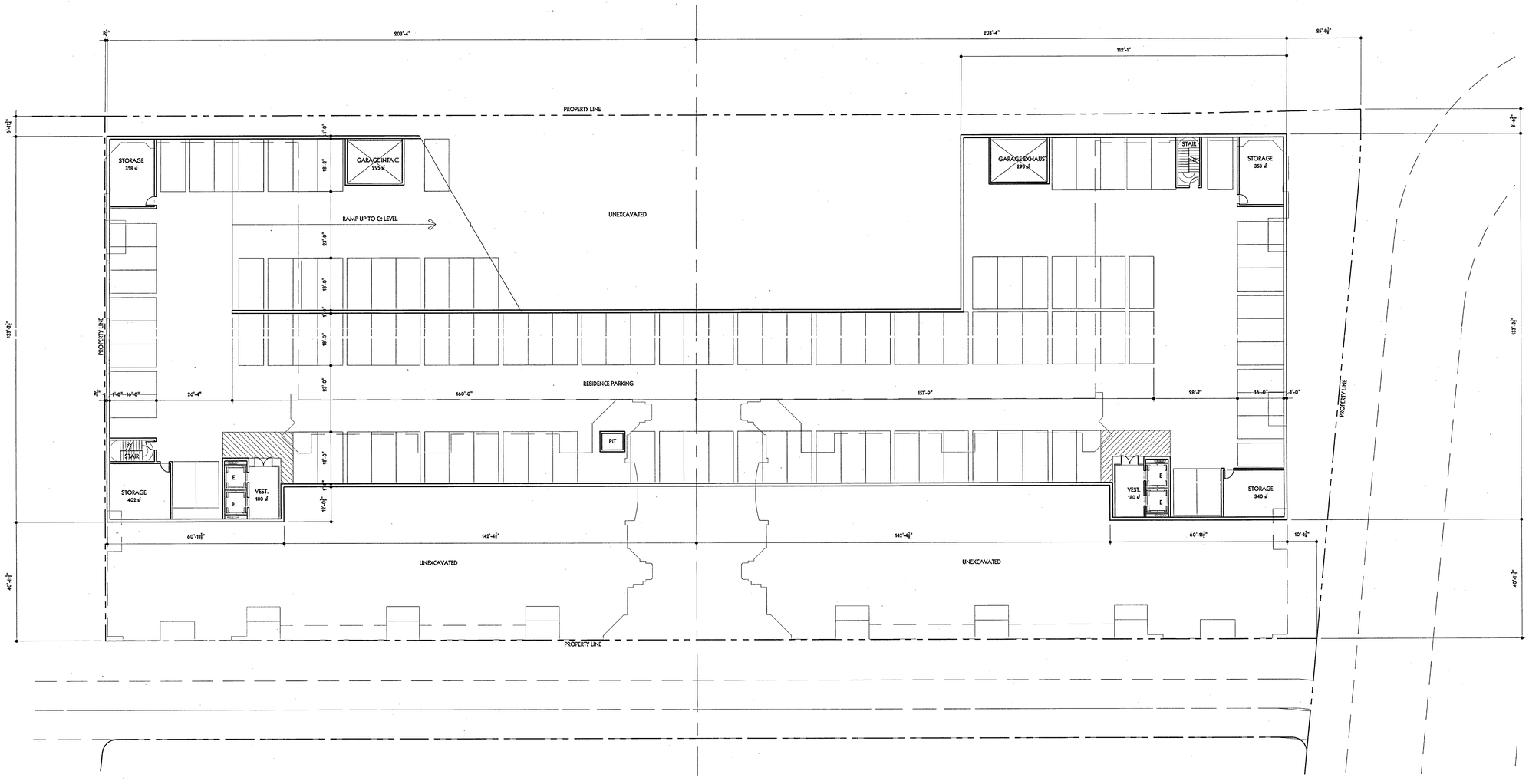
SITE PLAN
Parcel E

Scale: 1/16"=1'-0"

A1.02

Parking Information	
Required Parking (Parcel E)	
Requirements	Req'd / Provided
Min. 1,125 per Unit	434
Max. of 1.5 per 2 BD Unit	164
Max. of 2 per 2 BD Unit or more	218
Min. 1 per 250sf of Retail	16 / 16
Full size spaces are 8'-6" x 19'-0"	
Compact Spaces are 8'-0" x 16'-0"	

Parking Tabulation					
Parking Provided (Parcel E)					
	Residential / Visitor Parking		Retail Parking		Square Footage
Floors	Compact	Full	Compact	Full	
(el -12'-0") 1st Cellar	27	145	2	14	73,675
(el -21'-6") 2nd Cellar	28	196	0	0	73,675
(el -31'-0") 3rd Cellar	18	95	0	0	40,540
Sub-totals	73	436	2	14	187,890
Totals	509		16		
	525				
1.31 per D.U. w/ 15% Compact					



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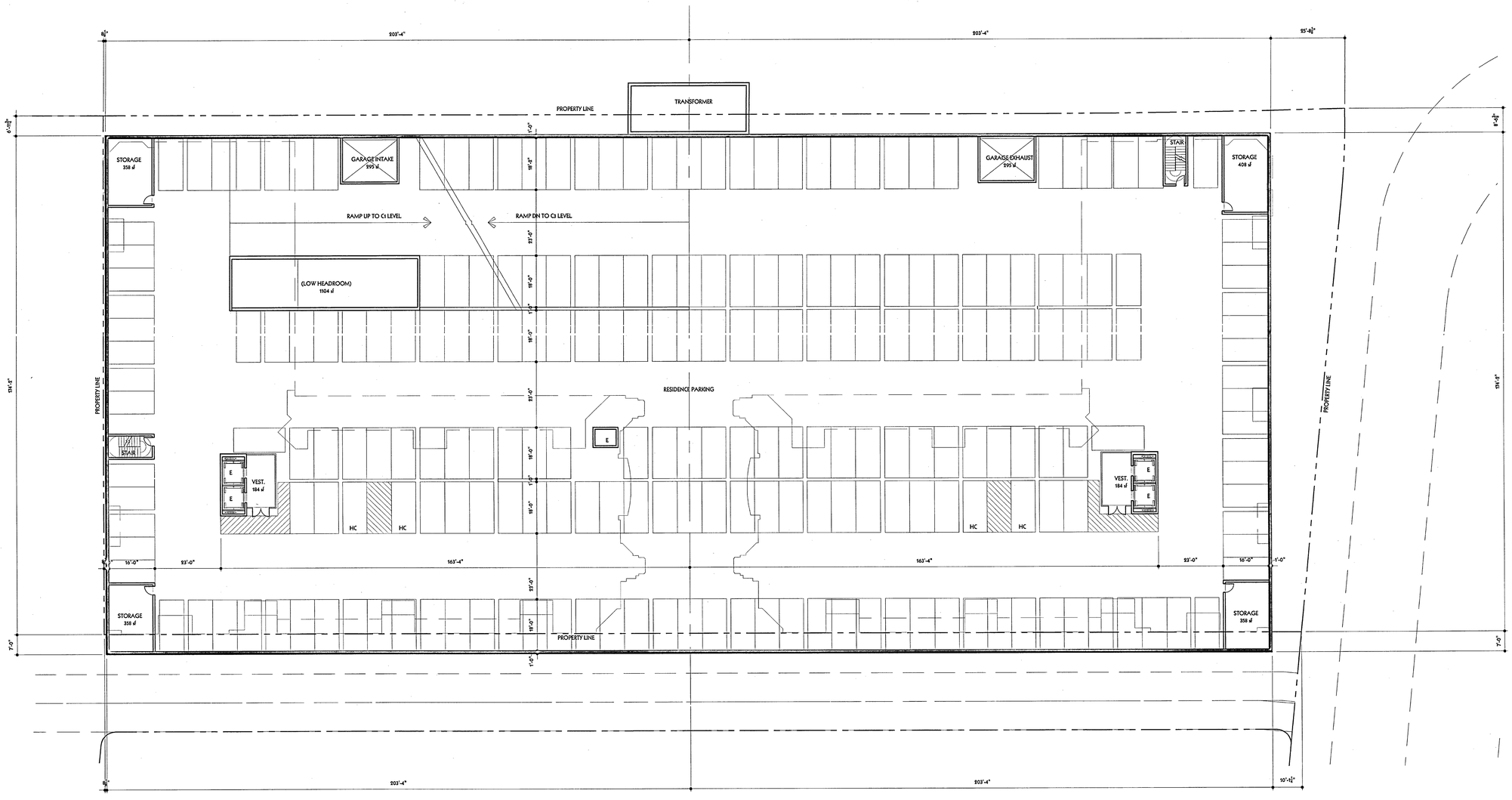
3rd Cellar Plan

Scale: 1/16"=1'-0"

A2.01

Parking Information				Parking Tabulation						
Required Parking (Parcel E)				Parking Provided (Parcel E)						
Requirements	Req'd	Provided			Residential / Visitor Parking		Retail Parking		Square Footage
Min. 1,125 per Unit	434			Floors	Compact	Full	Compact	Full	
Max. of 1.5 per 2 BD Unit	164								
Max. of 2 per 2 BD Unit or more	218			(el -12'-0") 1st Cellar	27	145	2	14	73,675
Min. 1 per 250sf of Retail	16	16		(el -21'-6") 2nd Cellar	28	156	0	0	73,675
				(el -31'-0") 3rd Cellar	18	95	0	0	40,540
Full size spaces are 8'-6" x 18'-0"				Sub-totals	73	436	2	14	187,890
Compact Spaces are 8'-0" x 16'-0"				Totals	509		16		
					525				
				1.31 per D.U. w/ 15% Compact					



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2nd Cellar Plan

Scale: 1/16"=1'-0"

A2.02

Parking Information

Required Parking (Parcel E)

Requirements	Req'd	Provided
Min. 1.125 per Unit	434	
Max. of 1.5 per 2 BD Unit	164	
Max. of 2 per 2 BD Unit or more	216	
Min. 1 per 250sf of Retail	16	16

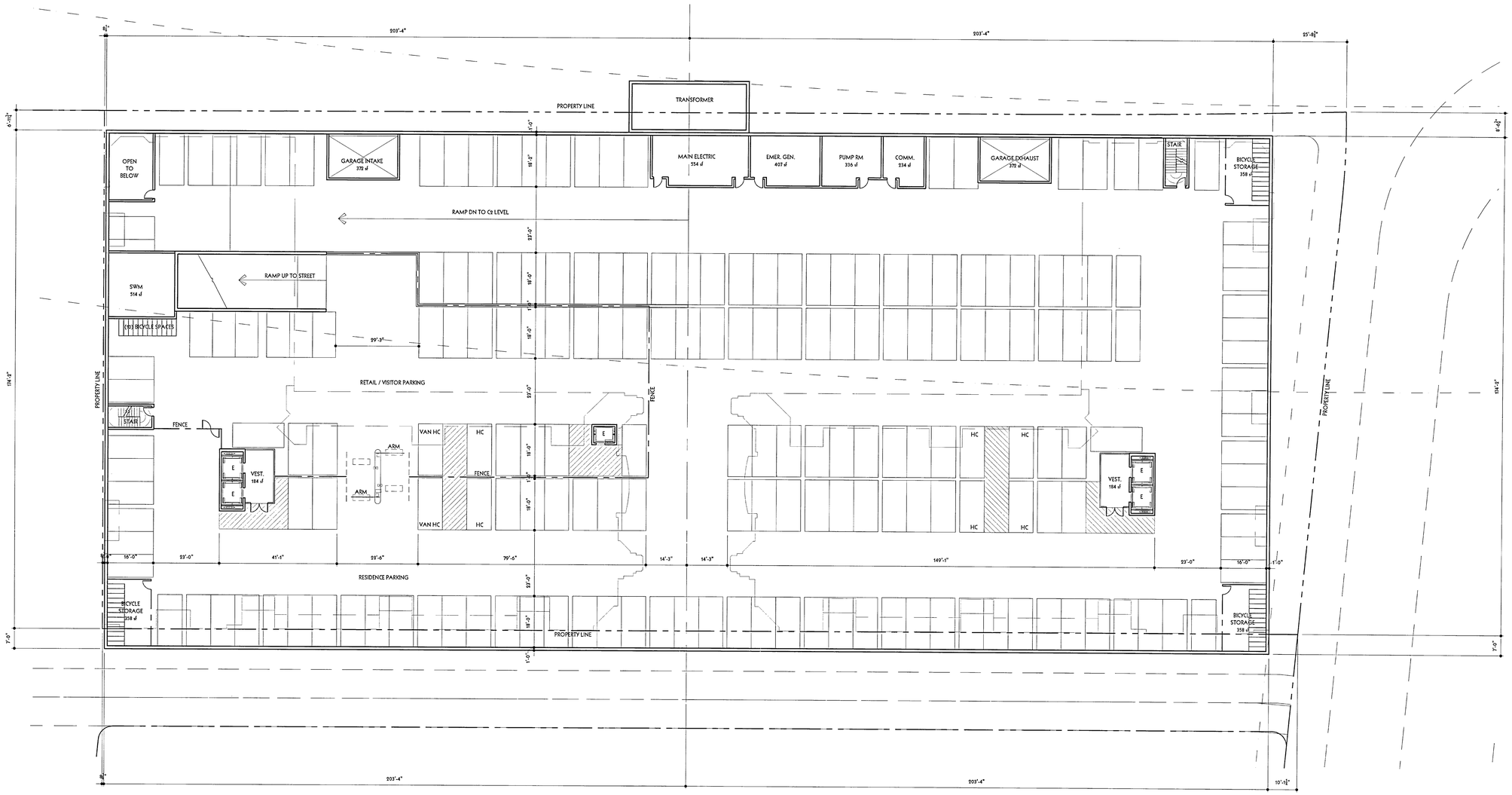
Full size spaces are 8'-6" x 18'-0"
Compact Spaces are 8'-0" x 16'-0"

Parking Tabulation

Parking Provided (Parcel E)

Floors	Residential / Visitor Parking Compact	Residential / Visitor Parking Full	Retail Parking Compact	Retail Parking Full	Square Footage
(el -12'-0") 1st Cellar	27	145	2	14	73,675
(el -21'-0") 2nd Cellar	28	196	0	0	73,675
(el -31'-0") 3rd Cellar	18	95	0	0	40,548
Sub-totals	73	436	2	14	187,898
Totals	509		16		
	525				

1.31 per D.U. w/ 15% Compact



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1st Cellar Plan

Scale: 1/16"=1'-0"

A2.03

Unit Mix

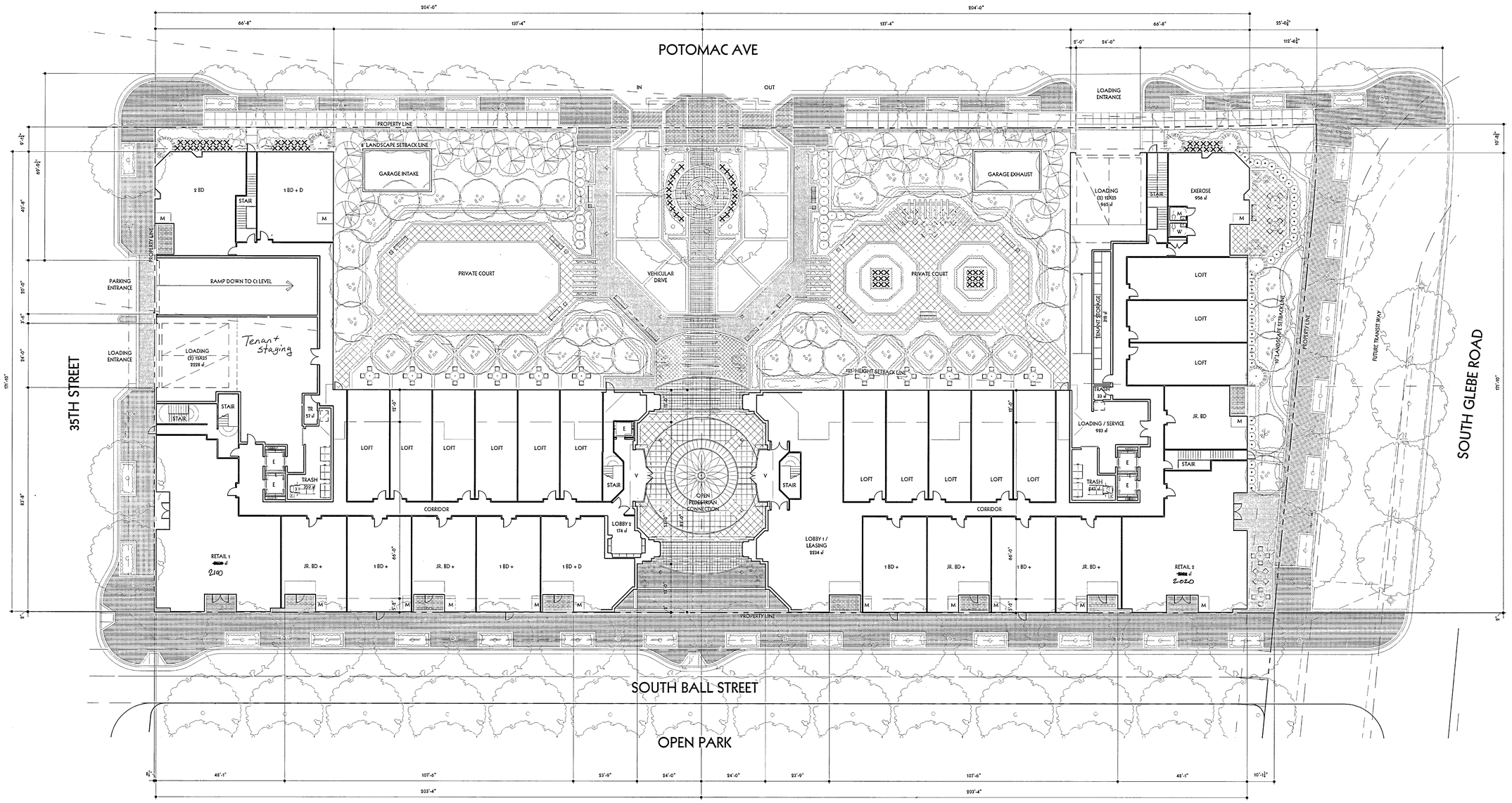
Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 820sf	2 BR 1000sf	2 BR + 1090sf	2+ Den 1200sf	Pent-house 2000sf	Totals
(el +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	0	11	11
(el +99'-7") 11th	5	5	0	2	0	2	0	5	2	2	0	23
(el +90'-0") 10th	7	6	0	3	6	2	0	6	2	2	0	28
(el +80'-5") 9th	7	6	0	3	0	2	0	8	2	2	0	30
(el +70'-10") 8th	7	6	0	3	0	2	0	8	2	2	0	30
(el +61'-3") 7th	6	8	0	14	0	2	0	8	2	2	0	42
(el 51'-8") 6th	6	8	0	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	0	14	0	2	0	8	2	2	0	42
(el +32'-6") 4th	4	6	0	14	0	4	0	6	2	2	0	38
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	2	0	38
(el +13'-4") 2nd	4	2	0	9	4	4	4	5	2	2	0	36
(el +0'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	20	11	386
Totals by Type	56	210						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,834sf	
Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	26,083
(el +90'-0") 10th	20,157
(el +80'-5") 9th	29,666
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-6") 4th	36,578
(el +22'-11") 3rd	36,578
(el +13'-4") 2nd	36,900
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

Minimum Retail GFA (Parcel E) = 4000sf		
Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,258 sf	
Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,402
(el -31'-0") 3rd Cellar	1,458
Total	3,258



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Record 4.1 Set Revised	11.08.04

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Ground Floor Plan

Scale: 1/16"=1'-0"

A2.04

Unit Mix

Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 820sf	2 BR 1000sf	2 BR + 1090sf	2+ Den 1200sf	Pent-house 2000sf	Totals
(el +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	0	11	11
(el +99'-7") 11th	5	5	0	2	0	2	0	6	2	2	0	23
(el +90'-0") 10th	7	6	0	3	0	2	0	6	2	2	0	28
(el +80'-5") 9th	7	6	0	3	0	2	0	8	2	2	0	30
(el +70'-10") 8th	7	6	0	3	0	2	0	8	2	2	0	30
(el +61'-3") 7th	6	8	0	14	0	2	0	8	2	2	0	42
(el 51'-8") 6th	6	8	0	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	0	14	0	2	0	8	2	2	0	42
(el +32'-4") 4th	4	6	0	14	0	4	0	6	2	2	0	38
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	2	0	38
(el +13'-4") 2nd	4	2	0	9	4	4	4	5	2	2	0	36
(el +0'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	20	11	386
Totals by Type	56	210						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,834sf

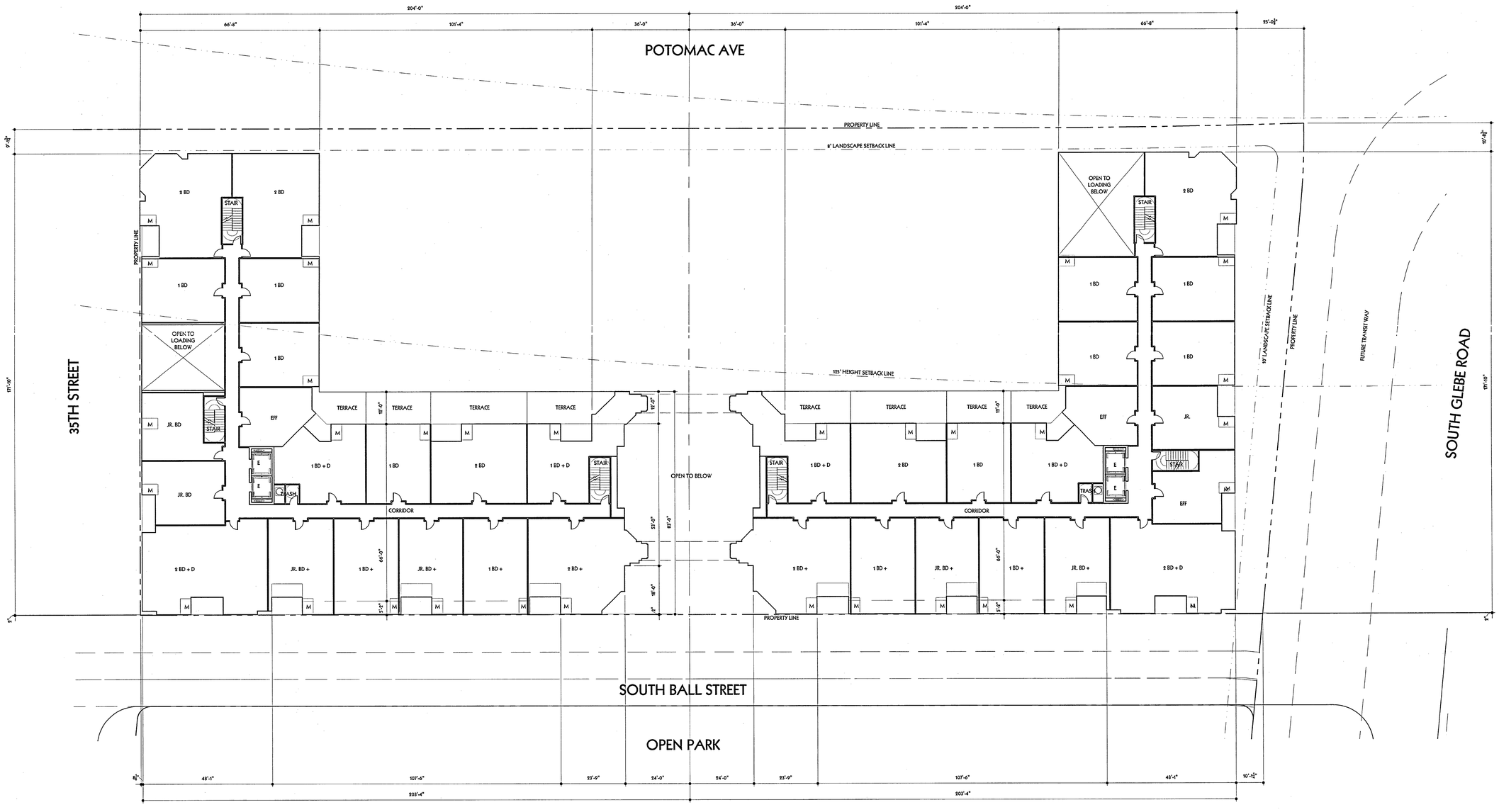
Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	26,093
(el +90'-0") 10th	28,157
(el +80'-5") 9th	29,666
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 6th	39,312
(el +32'-4") 4th	36,578
(el +22'-11") 3rd	36,578
(el +13'-4") 2nd	35,900
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

Minimum Retail GFA (Parcel E) = 4000sf

Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,258 sf

Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,462
(el -31'-0") 3rd Cellar	1,458
Total	3,258



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2nd Floor Plan

Scale: 1/16"=1'-0"

A2.05

Unit Mix

Floors	E 360sf	Jr 600sf	Lofts 700sf	1 BR 700sf	Jr + 1+ Den 810sf	1+ Den 1 BR + 925sf	1 BR 1000sf	2 BR + 1100sf	2+ Den 1200sf	Penthouse 2000sf	Totals
(el +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	6	6
(el +109'-2") 12th	0	0	0	0	0	0	0	0	11	11	11
(el +99'-7") 11th	0	5	0	2	0	2	0	5	2	0	23
(el +90'-0") 10th	7	5	0	3	0	2	0	8	2	0	25
(el +80'-5") 9th	7	6	0	3	0	3	0	8	2	0	30
(el +70'-10") 8th	7	6	0	3	0	3	0	8	2	0	30
(el +61'-3") 7th	8	9	0	14	0	2	0	8	2	0	42
(el +51'-8") 6th	8	9	0	14	0	2	0	8	2	0	42
(el +42'-1") 5th	8	9	0	14	0	2	0	8	2	0	42
(el +32'-6") 4th	4	6	0	14	0	4	0	6	2	0	36
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	0	36
(el +13'-4") 2nd	4	7	0	9	4	4	4	5	2	0	39
(el +0'-0") 1st	0	1	14	0	4	2	4	1	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0
el -21'-4") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	11	366
Totals by Type	56			270				109		11	
Percentage of Total Units	14.51%			54.40%				28.36%		2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,634sf

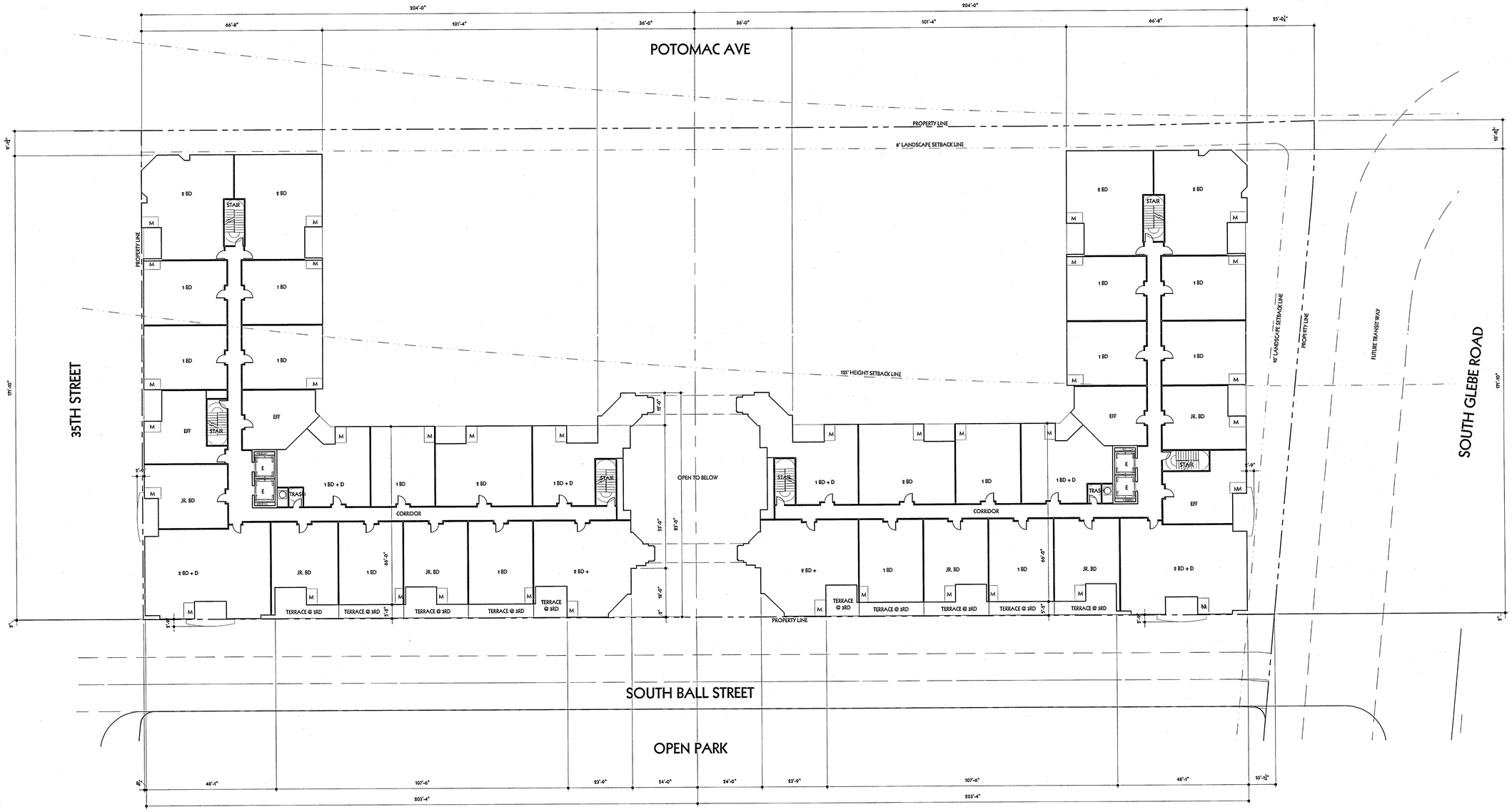
Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	28,053
(el +90'-0") 10th	28,157
(el +80-5") 9th	29,665
(el +70'-10") 8th	29,665
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-6") 4th	36,678
(el +22'-11") 3rd	36,678
(el +13'-4") 2nd	35,900
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-4") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

Minimum Retail GFA (Parcel E) = 4000sf

Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,258 sf

Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,482
(el -31'-0") 3rd Cellar	1,458
Total	3,258



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Camden Potomac Yard

Parcel E - Residential

CAMDEN Living Excellence

Camden USA c/o
Hearthstone Communities, L.C.
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Revised 4.1 Set	10.31.03
Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 SET REVISED	11.08.04

Professional Seal

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3rd & 4th Floor Plans

Scale: 1/16"=1'-0"

A2.06

Unit Mix

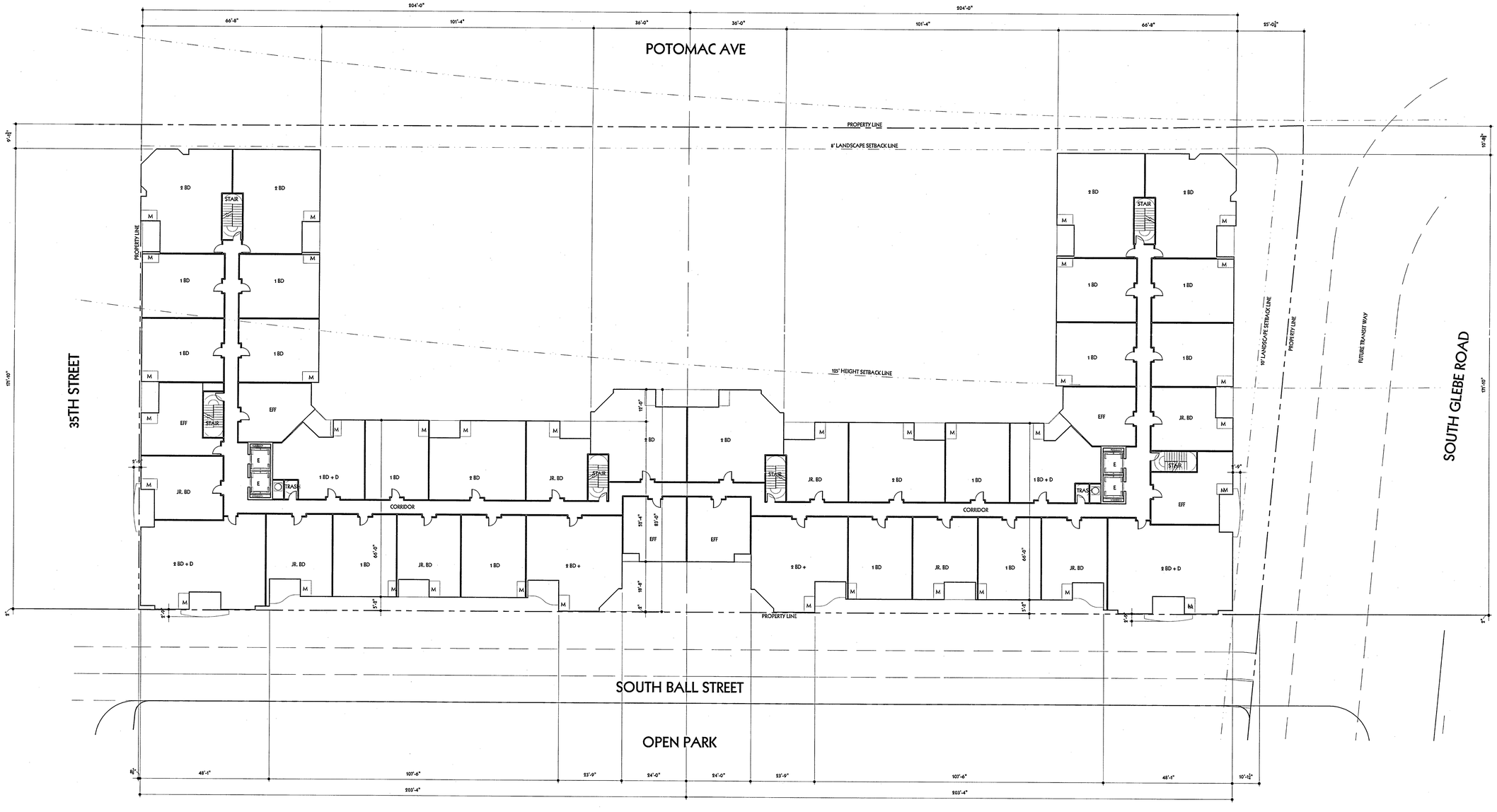
Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 820sf	2 BR 1000sf	2 BR + 1050sf	2+ Den 1200sf	Penthouse 2000sf	Totals
(el +119'-8"/8) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	5	11	11
(el +99'-2") 11th	5	6	6	3	0	2	0	5	3	2	0	32
(el +89'-2") 10th	7	6	6	3	0	2	0	6	3	2	0	35
(el +80-8") 9th	7	6	6	3	0	2	0	8	2	2	0	36
(el +70'-10") 8th	7	6	6	3	0	2	0	8	2	2	0	36
(el +61'-3") 7th	6	8	8	14	0	2	0	8	2	2	0	42
(el +51'-8") 6th	6	8	8	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	8	14	0	2	0	8	2	2	0	42
(el +32'-6") 4th	4	6	0	14	0	2	0	6	2	2	0	36
(el +22'-11") 3rd	4	6	0	14	0	2	0	6	2	2	0	36
(el +13'-4") 2nd	4	2	0	9	4	4	4	5	2	2	0	36
(el +2'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	54	80	8	28	8	69	20	20	11	386
Totals by Type	56	219						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,834sf	
Floors	Parcel E (sf)
(el +119'-8"/8) Roof	0
(el +109'-2") 12th	24,478
(el +99'-2") 11th	26,083
(el +80'-0") 10th	28,157
(el +80-8") 9th	29,665
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-6") 4th	36,570
(el +22'-11") 3rd	36,570
(el +13'-4") 2nd	35,920
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

Minimum Retail GFA (Parcel E) = 4000sf		
Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,258 sf	
Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,482
(el -31'-0") 3rd Cellar	1,458
Total	3,258



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Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.05.04

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5th-7th Floor Plans

Scale: 1/16"=1'-0"

A2.07

Unit Mix

Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 920sf	2 BR 1000sf	2 BR + 1050sf	2+ Den 1200sf	Pent-house 2000sf	Totals
(el +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	0	11	11
(el +99'-7") 11th	5	5	0	2	0	2	0	5	2	2	0	23
(el +90'-0") 10th	7	6	0	3	0	2	0	6	2	2	0	28
(el +80-6") 9th	7	6	0	3	0	2	0	6	2	2	0	28
(el +70'-10") 8th	7	6	0	3	0	2	0	8	2	2	0	30
(el +61'-3") 7th	6	8	0	14	0	2	0	8	2	2	0	42
(el 51'-6") 6th	6	8	0	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	0	14	0	2	0	8	2	2	0	42
(el +32'-6") 4th	4	6	0	14	0	4	0	6	2	2	0	38
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	2	0	38
(el +13'-4") 2nd	4	2	0	9	4	4	4	6	2	2	0	36
(el +0'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	20	11	386
Totals by Type	56	210						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,834sf

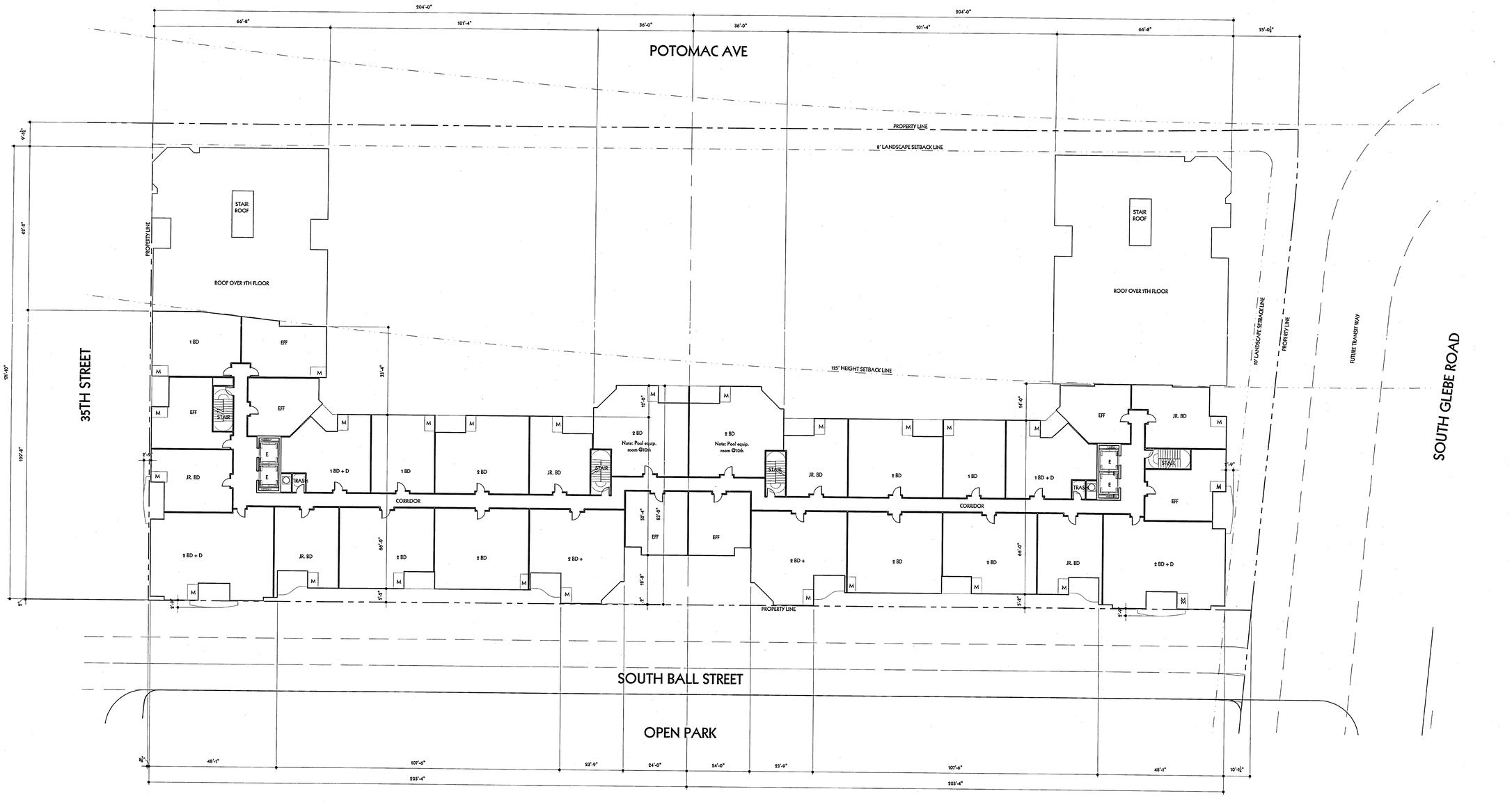
Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	26,083
(el +90'-0") 10th	28,167
(el +80-6") 9th	29,666
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-6") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-6") 4th	36,578
(el +22'-11") 3rd	36,578
(el +13'-4") 2nd	35,900
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

Minimum Retail GFA (Parcel E) = 4000sf

Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is Included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,250 sf

Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,482
(el -31'-0") 3rd Cellar	1,450
Total	3,250



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Revised 4.1 Set	10.31.03
Record 4.1 Set	03.11.04
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Record 4.1 Set Revised	11.02.04

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8th-10th Floor Plans

Scale: 1/16"=1'-0"

A2.08

Unit Mix

Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 820sf	2 BR 1000sf	2 BR + 1090sf	2+ Den 1200sf	Pent-house 2000sf	Totals
(el +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	0	11	11
(el +99'-7") 11th	5	5	0	2	0	2	0	5	2	2	0	23
(el +90'-0") 10th	7	6	0	3	0	2	0	6	2	2	0	28
(el +80-8") 9th	7	6	0	3	0	2	0	8	2	2	0	30
(el +70'-10") 8th	7	6	0	3	0	2	0	8	2	2	0	30
(el +61'-3") 7th	6	6	0	14	0	2	0	8	2	2	0	42
(el 51'-8") 6th	6	8	0	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	0	14	0	2	0	8	2	2	0	42
(el +32'-6") 4th	4	6	0	14	0	4	0	6	2	2	0	38
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	2	0	38
(el +13'-4") 2nd	4	2	0	9	4	4	4	5	2	2	0	36
(el +0'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	20	11	386
Totals by Type	56	210						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Allowable GFA (Parcels E) = 395,834sf

Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	26,083
(el +90'-0") 10th	26,167
(el +80-8") 9th	29,666
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-6") 4th	36,578
(el +22'-11") 3rd	36,578
(el +13'-4") 2nd	35,900
(el +0'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechanical Closets at 25sf per unit	5,350
Total GFA Provided	395,834

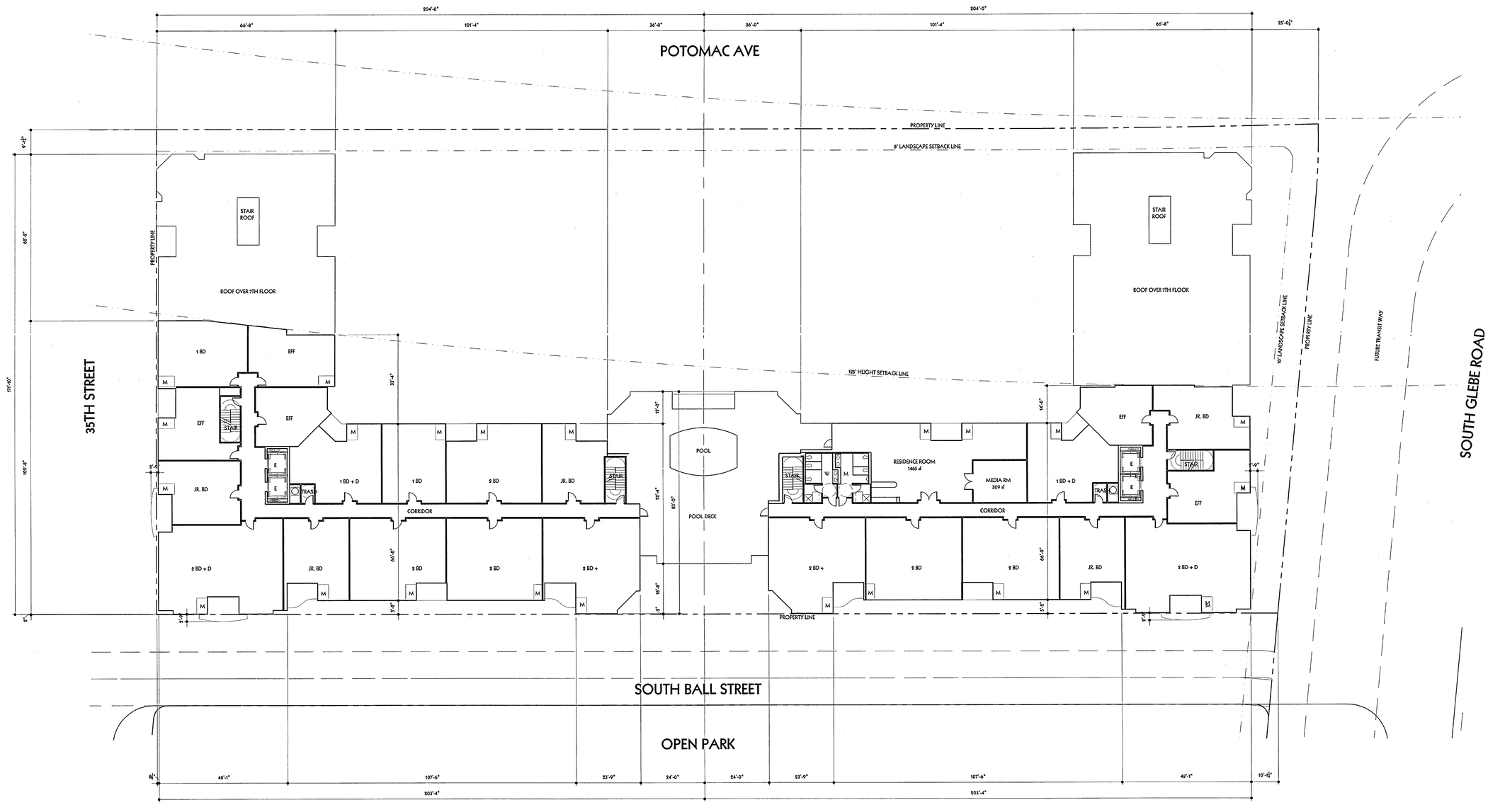
Minimum Retail GFA (Parcel E) = 4000sf

Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020

Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left) 4,120

GFA exclusions (Tenant Storage) = 3,258 sf

Floors	Tenant Storage
(el +0'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,492
(el -31'-0") 3rd Cellar	1,493
Total	3,258



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Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.03.04

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11th Floor Plan

Scale: 1/16"=1'-0"

A2.09

Unit Mix

Floors	E 550sf	Jr 650sf	Lofts 700sf	1 BR 700sf	Jr + 770sf	1+ Den 800sf	1 BR + 820sf	2 BR 1000sf	2 BR + 1090sf	2+ Den 1200sf	Pent-house 2000sf	Totals
(cl +119'-8"R) Roof	0	0	0	0	0	0	0	0	0	0	0	0
(el +109'-2") 12th	0	0	0	0	0	0	0	0	0	0	11	11
(el +99'-7") 11th	6	5	0	2	0	2	0	5	2	2	0	23
(el +90'-0") 10th	7	6	0	3	0	2	0	6	2	2	0	28
(el +80-6") 9th	7	6	0	3	0	2	0	8	2	2	0	30
(el +70'-10") 8th	7	6	0	3	0	2	0	8	2	2	0	30
(el +61'-3") 7th	6	8	0	14	0	2	0	8	2	2	0	42
(el 51'-8") 6th	6	8	0	14	0	2	0	8	2	2	0	42
(el +42'-1") 5th	6	8	0	14	0	2	0	8	2	2	0	42
(el +32'-4") 4th	4	6	0	14	0	4	0	6	2	2	0	38
(el +22'-11") 3rd	4	6	0	14	0	4	0	6	2	2	0	38
(el +13'-4") 2nd	4	2	0	9	4	4	4	5	2	2	0	36
(el +3'-0") 1st	0	1	14	0	4	2	4	1	0	0	0	26
(el -12'-0") 1st Cellar	0	0	0	0	0	0	0	0	0	0	0	0
el -21'-6") 2nd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
(el -31'-0") 3rd Cellar	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Totals	56	62	14	90	8	28	8	69	20	20	11	386
Totals by Type	56	210						109			11	
Percentage of Total Units	14.51%	54.40%						28.24%			2.85%	

GFA Calculations

Floors	Parcel E (sf)
(el +119'-8"R) Roof	0
(el +109'-2") 12th	24,476
(el +99'-7") 11th	26,083
(el +90'-0") 10th	28,157
(el +80-6") 9th	29,666
(el +70'-10") 8th	29,666
(el +61'-3") 7th	39,312
(el 51'-8") 6th	39,312
(el +42'-1") 5th	39,312
(el +32'-4") 4th	36,578
(el +22'-11") 3rd	36,578
(el +13'-4") 2nd	36,900
(el +3'-0") 1st	36,144
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	0
(el -31'-0") 3rd Cellar	0
Sub-total	401,184
Exclude Balcony Unit Mechancial Closets at 25sf per unit	6,350
Total GFA Provided	395,834

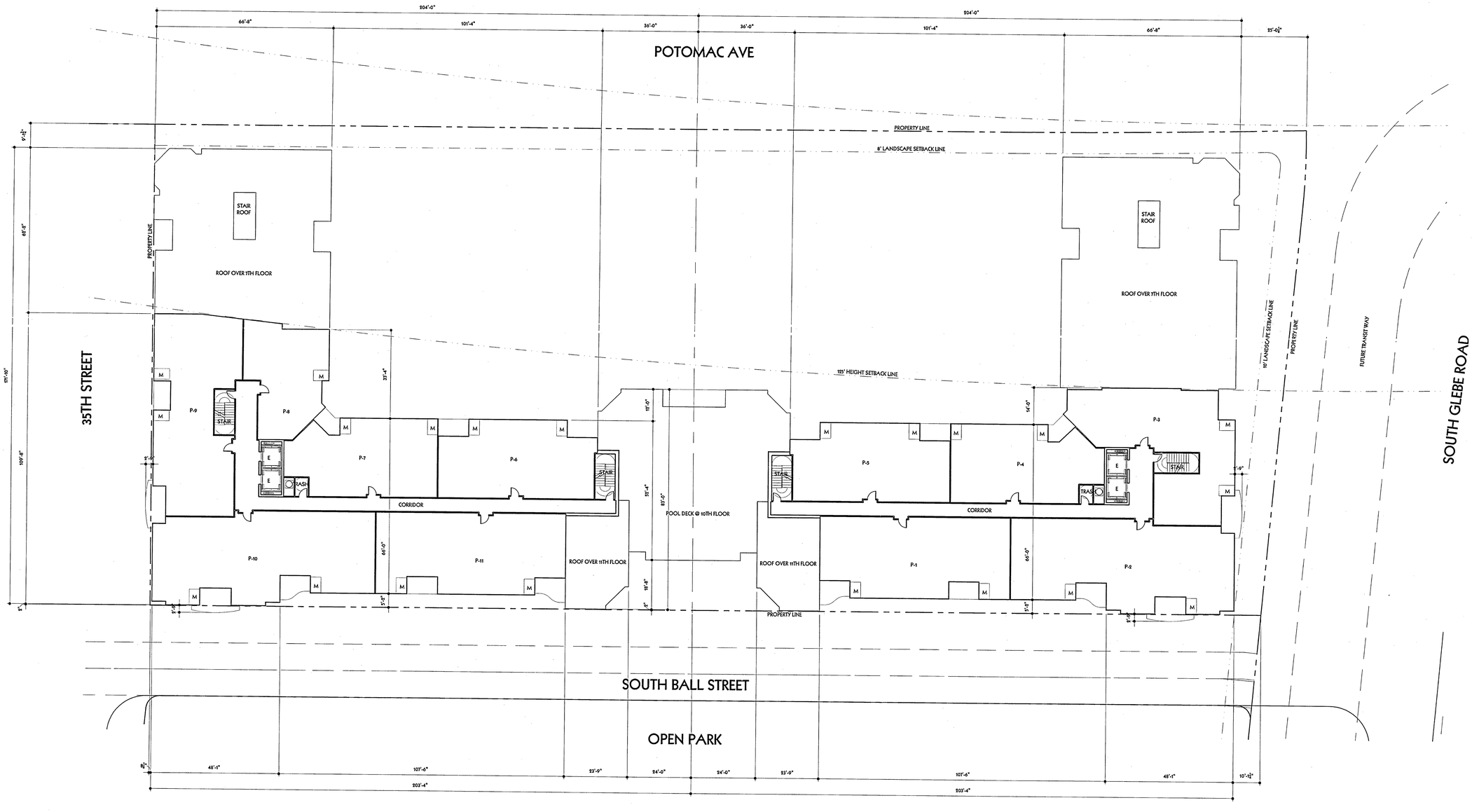
Allowable GFA (Parcels E) = 395,834sf

Minimum Retail GFA (Parcel E) = 4000sf

Floors	Retail 1	Retail 2
(el +0'-0") 1st	2,100	2,020
Total Retail GFA Provided (Note: Retail GFA is included w/in the Allowable GFA Tabulation on the left)	4,120	

GFA exclusions (Tenant Storage) = 3,250 sf

Floors	Tenant Storage
(el +3'-0") 1st	318
(el -12'-0") 1st Cellar	0
(el -21'-6") 2nd Cellar	1,482
(el -31'-0") 3rd Cellar	1,450
Total	3,250



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~~Record 4.1 set Revised~~	11.03.04

Professional Seal

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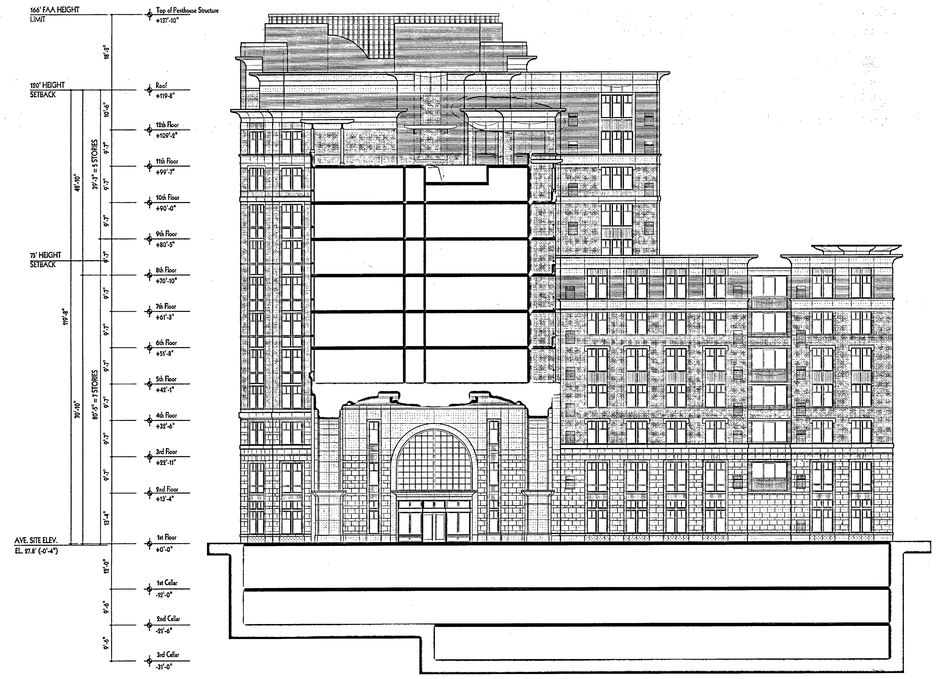
12th Floor Plan

Scale: 1/16"=1'-0"

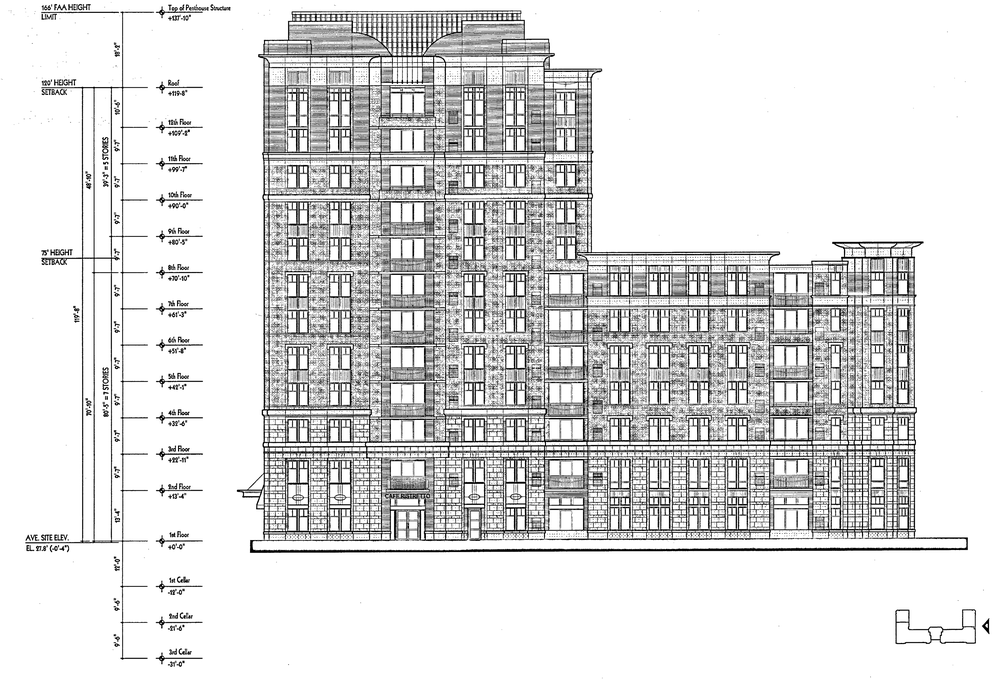
A2.10



South Elevation Courtyard , Section B-B
Parcel E

1/16" = 1'-0"

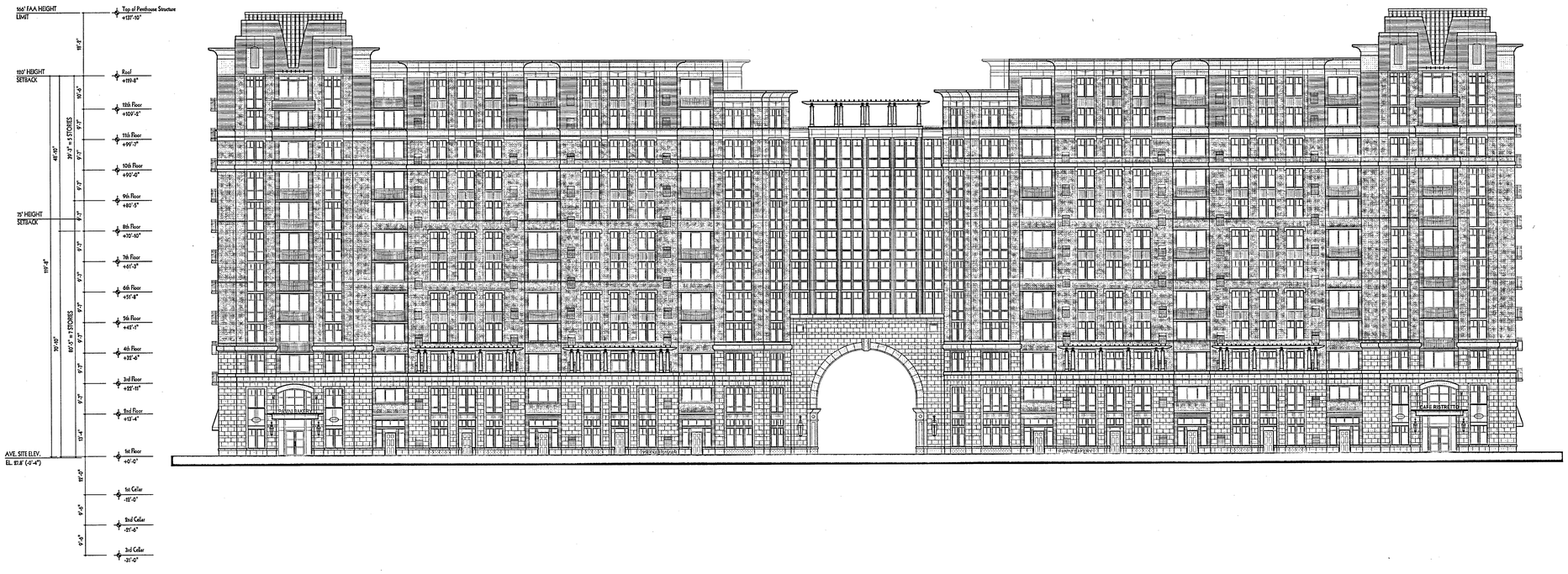
3



South Elevation
Parcel E

1/16" = 1'-0"

2



West Elevation
Parcel E

1/16" = 1'-0"

1

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e-mail www.lsginc.com

Camden Potomac Yard

Parcel E - Residential

CAMDEN Living Excellence

Camden USA c/o
Hearthstone Communities, L.C.
7200 Wisconsin Ave, Suite 312
Bethesda, MD 20814

Revised 4.1 Set	10.31.03
Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.05.04

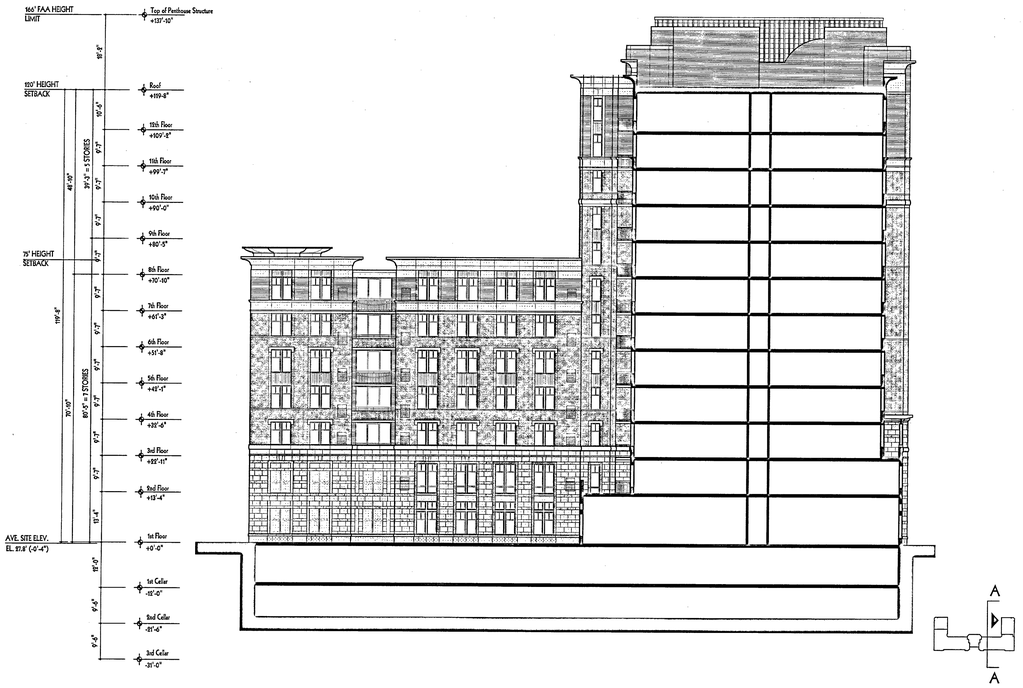
Professional Seal

© 2003 WDG Project No: WA.03011.06

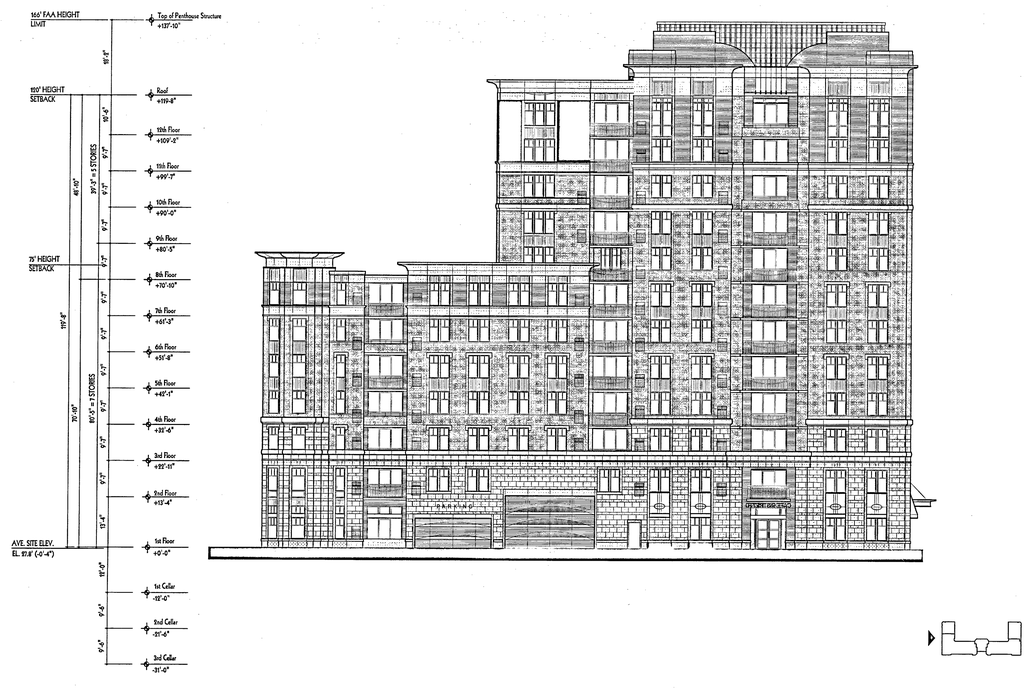
West, South Courtyard Elevations

Scale: Scale: 1/16" = 1'-0"

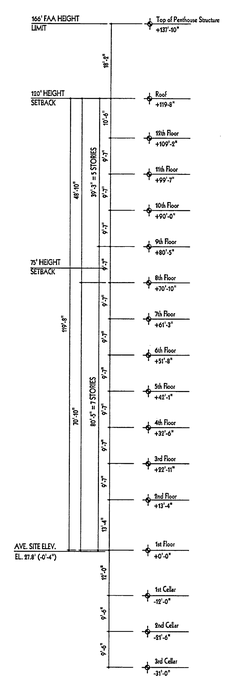
A3.01

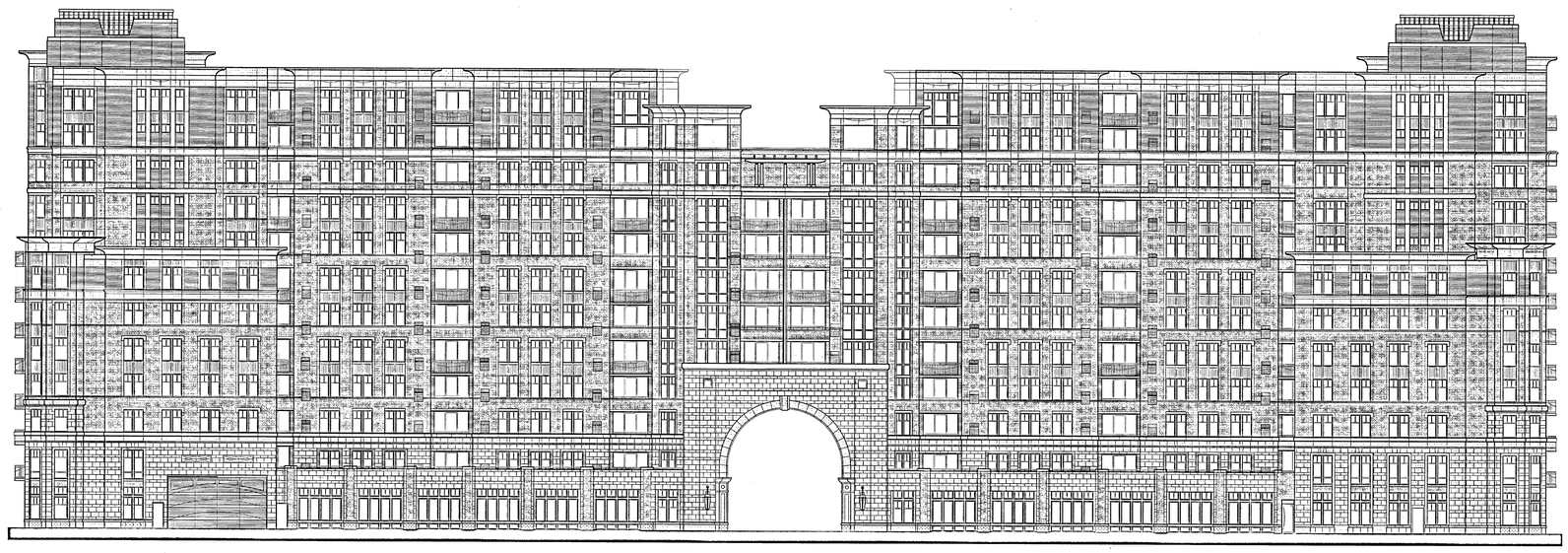


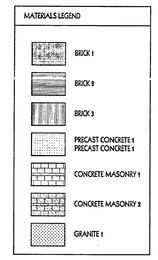
North Elevation Courtyard , Section A-A
Parcel E
1/16" = 1'-0"
3



North Elevation
Parcel E
1/16" = 1'-0"
2







East Elevation
Parcel E
1/16" = 1'-0"
1

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Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.08.04

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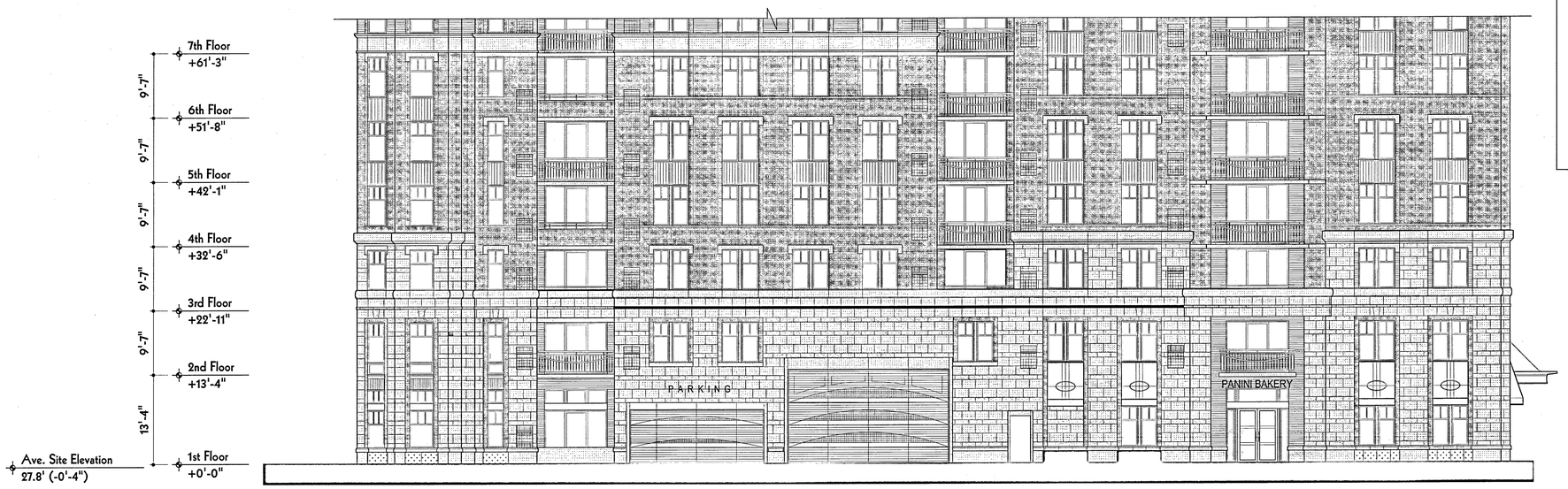
East, North
North Courtyard
Elevations

Scale: Scale: 1/16" = 1'-0"

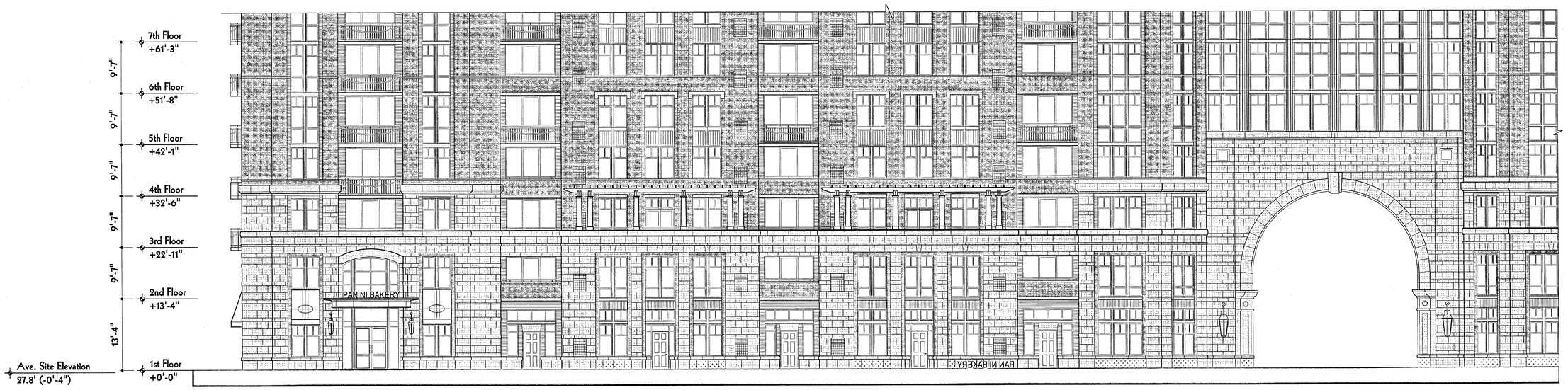
A3.02



Partial North Elevation
Parcel E

1/8" = 1'-0"

2



Partial West Elevation
Parcel E

1/8" = 1'-0"

1

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Record 4.1 Set Revised	10.06.04
Record 4.1 Set Revised	11.08.04

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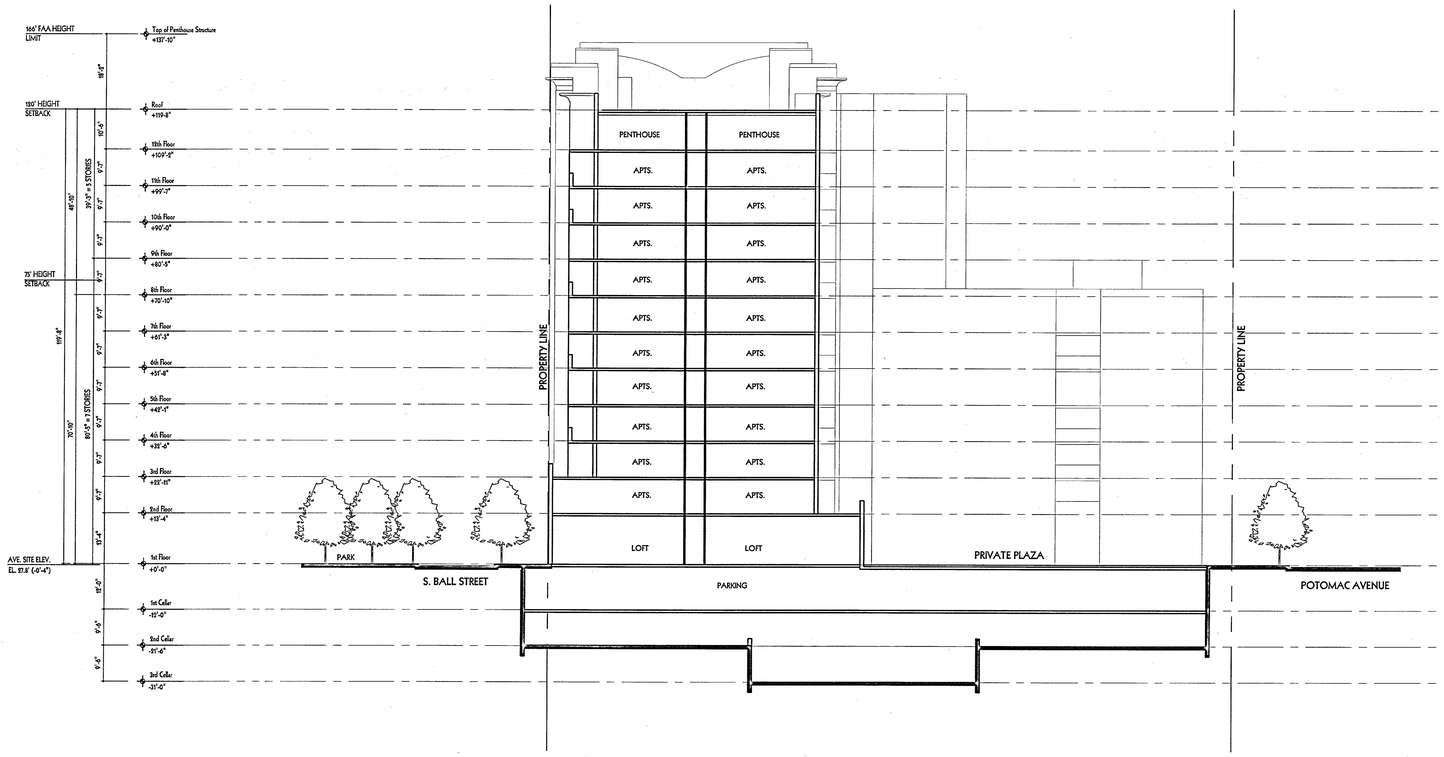
Partial West and North Elevations

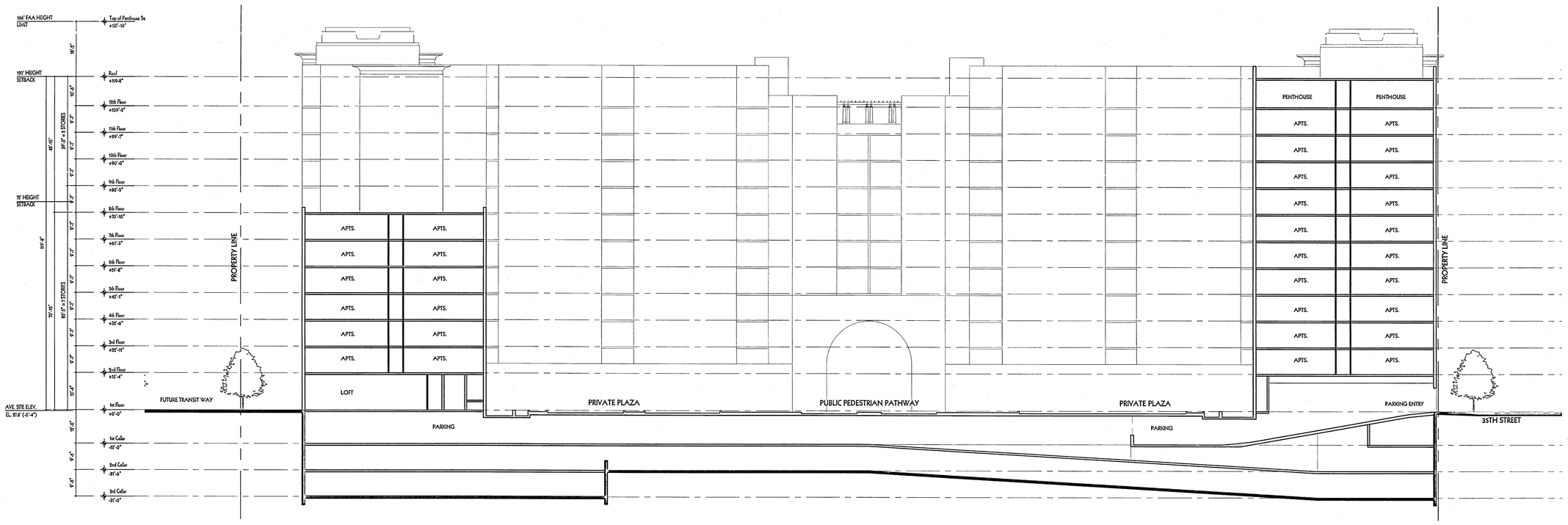
Scale: Scale: 1/8" = 1'-0"

A3.03



Building Section
East - West @ Building
1/16" = 1'-0"

2



Building Section
North - South
1/16" = 1'-0"

1

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Record 4.1 Set Revised	11.03.04

Professional Seal

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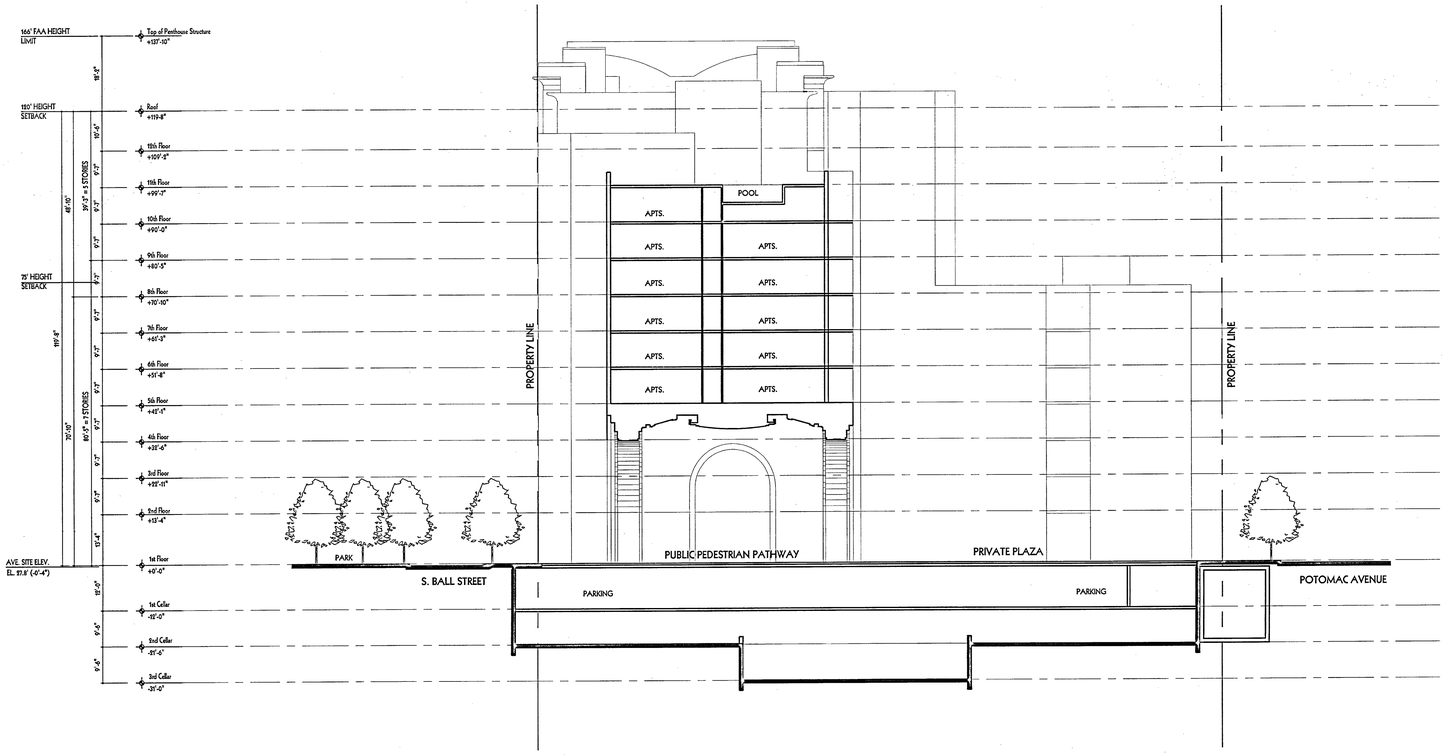
Building Sections

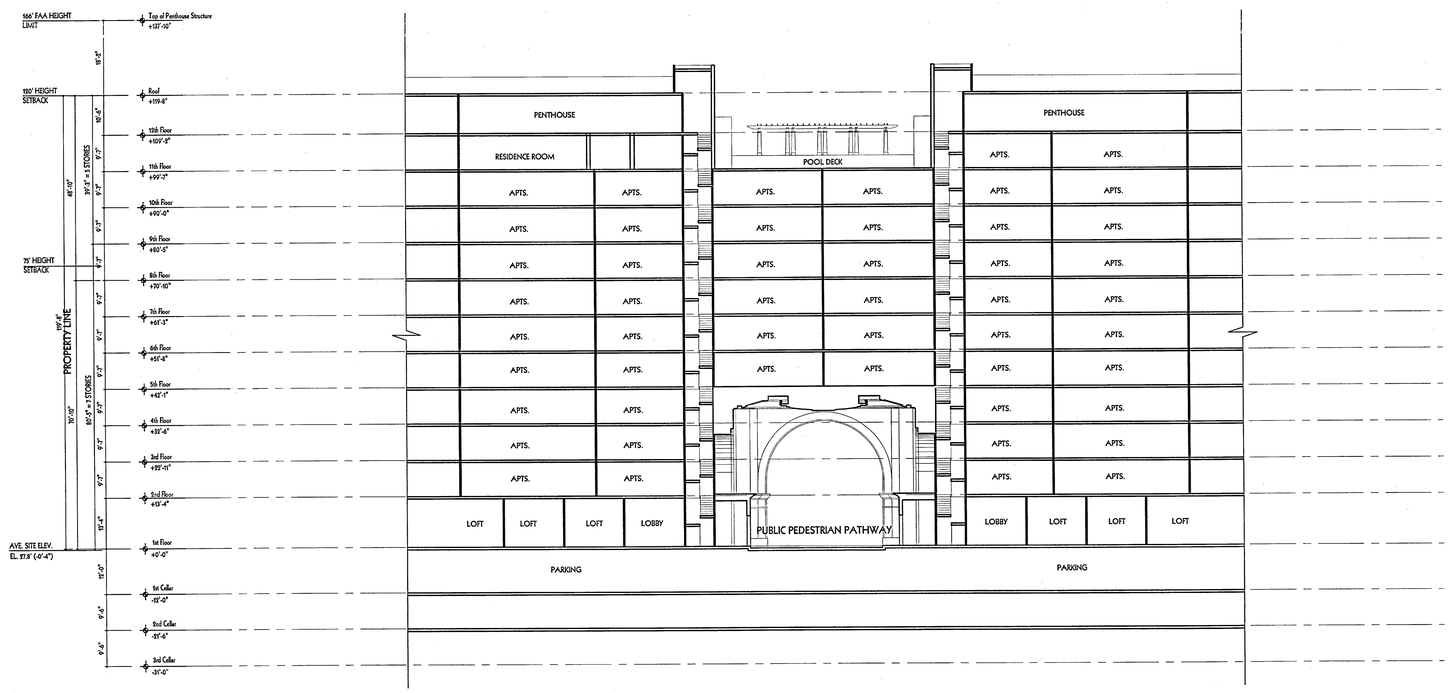
Scale: 1/16"=1'-0"

A4.01



Building Section
East - West @ Pedestrian Pathway 1/16" = 1'-0"

2



Building Section
North - South @ Pedestrian Pathway 1/16" = 1'-0"

1

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Record 4.1 Set	03.11.04
Record 4.1 Set Revised	10.06.04
Record 4.1 SET REVISED	11.03.04

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Building Sections

Scale: 1/16"=1'-0"

A4.02

NOTES:

1.) OWNERSHIP:
CRESCENT POTOMAC YARD DEVELOPMENT LLC
DEED BOOK 3132 PAGE 0034

2.) THE BASIS OF BEARINGS, HORIZONTAL COORDINATES AND VERTICAL DATUM FOR THIS PLAT WERE TAKEN FROM CONTROL TRAVERSE INFORMATION OBTAINED FROM THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY.

3.) THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515520-0010 (5/3/82), AND 515520-0022 B (5/3/82) DESIGNATED AS ZONE "C", AN AREA OF MINIMAL FLOODING. HOWEVER, THE PROPERTY MAY STILL BE SUBJECT TO LOCAL DRAINAGE PROBLEMS OR OTHER UNMAPPED FLOOD HAZARD.

4.) THE AREA DELINEATED ON THIS PLAT IS PROPOSED TO BE SUBDIVIDED INTO THE "LAND BAY" IDENTIFIED HEREON.

5.) BOUNDARY INFORMATION IS FROM FIELD SURVEY PERFORMED BY christopher consultants, ltd.

AREA TABULATION

PARCEL NO.	AREA	CURRENT ZONE	TAX MAP NUMBER
TOTAL:	455,549 SQ. FT. OR 10.45797 ACRES		
LAND BAY "E" EAST	77,189 SQ. FT. OR 1.77202 ACRES	C-O-1.5	PART OF 095-04-34027031 AND PART OF 095-04-34027030
35TH STREET AND SOUTH BALL STREET	41,609 SQ. FT. OR 0.95521 ACRES	C-O-1.5	PART OF 095-04-34027030
RESIDUE:	336,751 SQ. FT. OR 7.73074 ACRES		

LEGAL DESCRIPTION
LANDBAY "E" EAST

Beginning at a point marking the intersection of the southerly right-of-way line of 35th Street, sixty six (66) feet wide, and the westerly right-of-way line of Potomac Avenue, one hundred (100) feet wide;

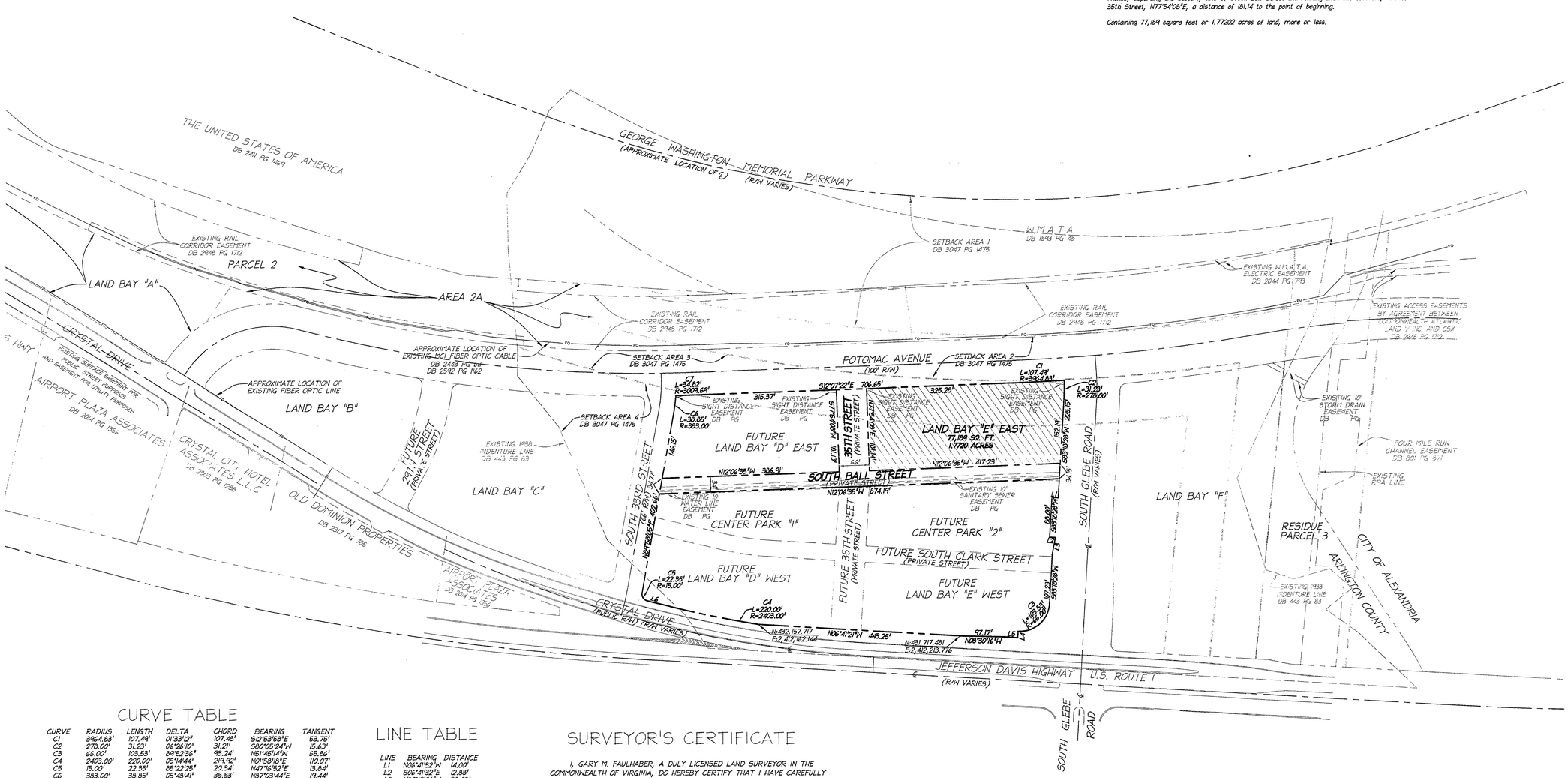
Thence, departing the southerly line of 35th Street and running withthe westerly line of Potomac Avenue the following two (2) courses:
1) S12°07'22"E, a distance of 325.26 feet;
2) 107.49 feet along the arc of a curve to the left having a radius of 3964.83 feet, a central angle of 01°33'12" and a chord distance of 107.48 feet which bears S12°53'58"E to a point marking the intersection of the westerly right-of-way line of Potomac Avenue and the northerly right-of-way line of South Glebe Road, width varies;

Thence, departing the westerly line of Potomac Avenue and running with the northerly line of South Glebe Road the following two (2) courses:
1) 31.23 feet along the arc of a curve to the right having a radius of 278.00 feet, a central angle of 06°26'10" and a chord distance of 31.21 feet which bears S80°05'24"W;
2) S83°18'28"W, a distance of 152.19 feet to a point marking the intersection of the northerly right-of-way line of South Glebe Road and the easterly right-of-way line of South Ball Street, thirty four (34) feet wide;

Thence, departing the northerly line of South Glebe Road and running with the the easterly line of South Ball Street, N12°06'35"W, a distance of 417.23 feet to a point marking the intersection of the easterly right-of-way line of South Ball Street and the aforementioned southerly right-of-way line of 35th Street;

Thence, departing the easterly line of South Ball Street and running with the southerly line of 35th Street, N77°54'08"E, a distance of 181.14 to the point of beginning.

Containing 77,189 square feet or 1.77202 acres of land, more or less.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	3964.83'	107.49'	01°33'12"	107.48'	S12°53'58"E	53.75'
C2	278.00'	31.23'	06°26'10"	31.21'	S80°05'24"W	15.63'
C3	66.00'	103.53'	89°52'36"	93.24'	N51°45'14"W	65.86'
C4	2403.00'	220.00'	05°14'44"	219.92'	N01°58'18"E	110.07'
C5	15.00'	22.35'	85°22'28"	20.34'	N47°16'52"E	13.84'
C6	383.00'	38.85'	05°48'41"	38.83'	N87°03'44"E	19.44'
C7	3009.69'	34.82'	00°39'46"	34.82'	S11°47'30"E	17.41'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°41'32"W	14.00'
L2	S06°41'32"E	12.88'
L3	N89°19'05"W	38.05'
L4	S83°11'05"W	14.02'
L5	N06°48'55"W	26.82'
L6	N04°35'39"E	28.15'

SURVEYOR'S CERTIFICATE

I, GARY M. FAULHABER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY PLATTED THE PROPERTY SHOWN HEREON, AND THAT THIS PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMONWEALTH OF VIRGINIA
GARY M. FAULHABER
No. 2448
10-06-04
LAND SURVEYOR

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Camden Potomac Yard

Parcel E – Residential

CAMDEN

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Hearthstone Communities, L.C
7200 Wisconsin Ave, Suite 31
Bethesda, MD 20814

4.1 SUBMISSION	05.30.03
4.1 FORMAL SUBMISSION	06.13.03
REVISED 4.1 SET	10.31.03
RECORD 4.1 SET	03.11.04
RECORD 4.1 SET	
REVISED	10.06.04

Professional Seal

©2003 WDG Project No: WA03017.

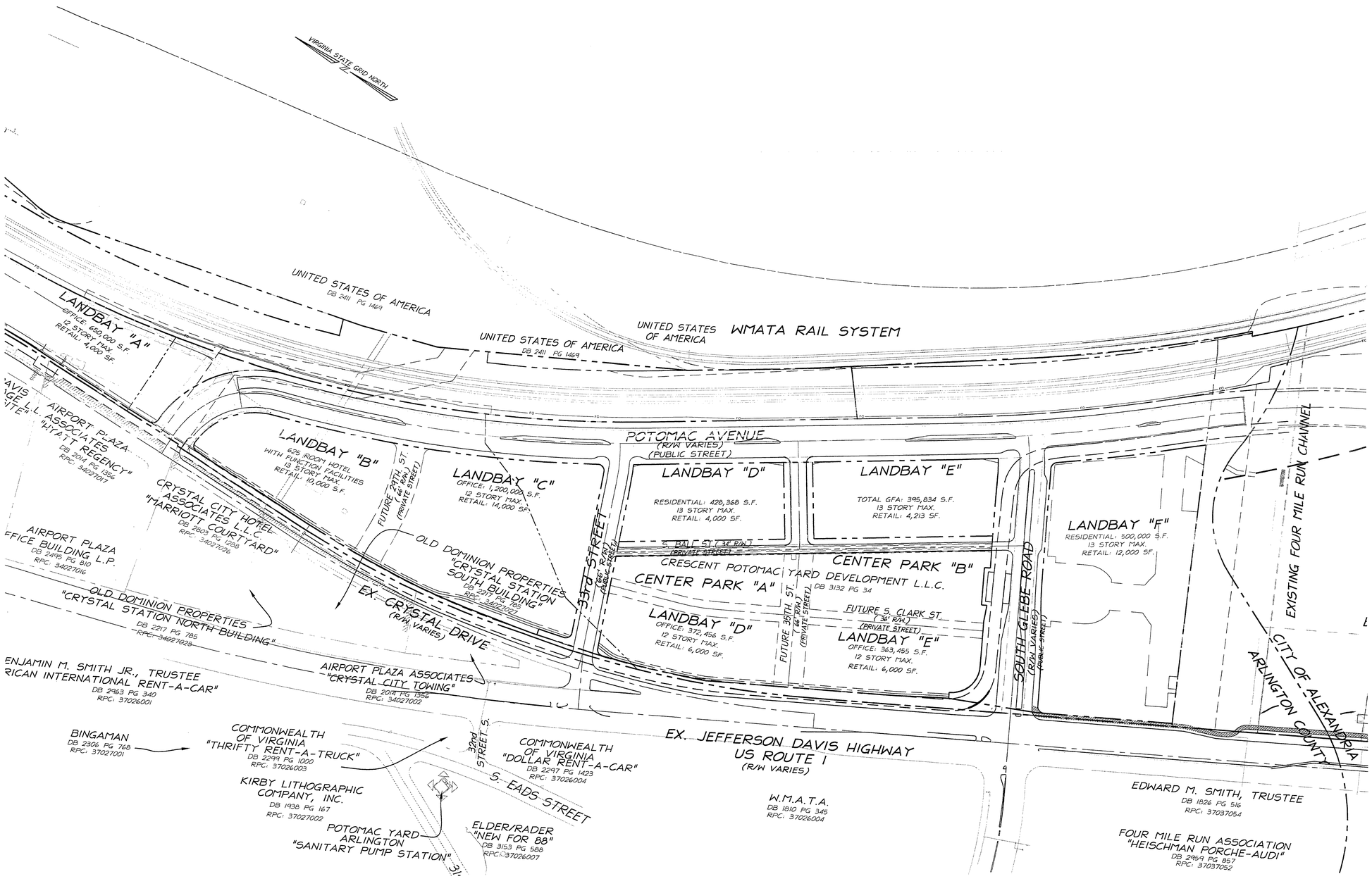
CERTIFIED SURVEY PLAT

Scale: 1" = 100'

C–1.01

LEGEND

- EXISTING SIDEWALK
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING ROAD PAINT
- EXISTING FIBEROPTIC BOX
- EXISTING STORM SEWER
- EXISTING BURIED TELEPHONE WIRE
- EXISTING WATERLINE
- EXISTING UNKNOWN UTILITY
- EXISTING BURIED ELECTRIC LINE
- EXISTING ELECTRIC BOX
- EXISTING SANITARY MANHOLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING GAS MAIN
- EXISTING 2" PVC SANITARY FORCE MAIN
- EXISTING SANITARY LATERAL
- EXISTING FENCE POST
- EXISTING TREE LINE
- EXISTING SPOT SHOT
- EXISTING TRAFFIC DIRECTION ARROW
- EXISTING MANHOLE
- EXISTING RAIL CORRIDOR
- EXISTING CONTOUR
- EXISTING TRAVERSE POINT
- EXISTING FENCE
- EXISTING STORM BOX
- EXISTING TREE
- EXISTING UNDERGROUND PARKING GARAGE
- EXISTING CURB AND GUTTER
- EXISTING STREET LIGHT
- EXISTING BUILDING
- EXISTING CABLE TV LINE
- EXISTING PROPERTY LINE
- EXISTING CABLE TV LINE
- FUTURE RIGHT OF WAY
- FUTURE LIGHT RAIL TRANSIT
- PROPOSED CURB AND GUTTER
- CENTERLINE OF PROPOSED STREET
- PROPOSED TRAFFIC LANE STRIPING
- PROPOSED HEADER CURB
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED CABLE TELEVISON LINE
- CABLE LINE VAULT BOX (DETAIL ON 2A)
- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRAFFIC DIRECTION ARROWS
- PROPOSED R7.5 HANDICAP RAMP
- PROPOSED SPOT SHOT
- PROPOSED STREET LIGHT W/POLE
- FIRE HYDRANT (F.H.)
- PROPOSED TRAFFIC SIGNAL POLE W/MAST ARM (PROP. BY OTHERS)
- PROPOSED PEDESTRAIN CROSSING SIGNAL (PROP. BY OTHERS)
- PROPOSED TRAFFIC SIGNAL CONTROL BOX (PROP. BY OTHERS)
- PROPOSED VEHICLE PER DAY ARROW
- PROPOSED S/W SHADE



100 75 50 0 100 200
GRAPHIC SCALE
1" = 100'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!!

NOTE:

THIS SHEET IS TAKEN FROM PLAN SET FOR THE PDSP AREA APPROVED ON 10/18/00. ALL AREAS SHOWN HEREON ARE FROM PREVIOUS SUBMISSIONS AND ARE IRRELEVANT TO THIS PLAN. PLEASE SEE THE SUBDIVISION PLAT (SHEET C-1.01) FOR ACTUAL SITE AREAS.

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Bethesda, MD 20814

4.1 SUBMISSION	05.30.03
4.1 FORMAL SUBMISSION	06.13.03
REVISE BUILDING REMOVE	
LANDBAY D	11.03.03
RECORD 4.1 SET	03.11.04
RECORD 4.1 SET REVISED	10.06.04

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21824
PROFESSIONAL ENGINEER
Professional Seal

©2003 WDG Project No: 0430

OVERALL PDSP AREA

Scale: 1" = 100'

C-1.02

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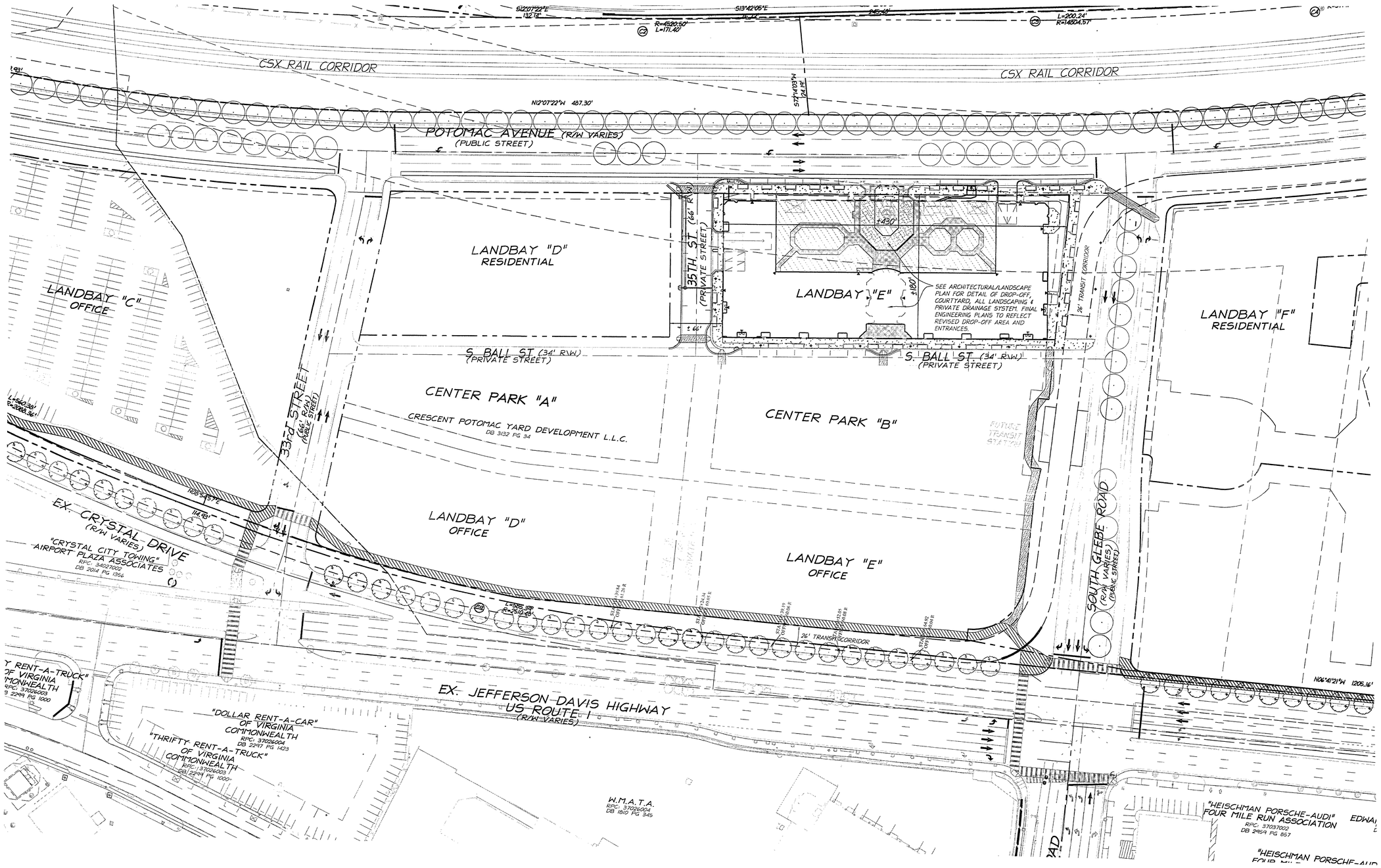

NOTE:

1. EXISTING SITE IMPROVEMENTS SHOWN ARE FROM POTOMAC YARD INFRASTRUCTURE PLANS DATED OCTOBER 2003 PREPARED BY christopher consultants, ltd.

LAND BAY 'E'

ZONE	C-O-1.5
SITE AREA	= 77,189 SF. (1.7720 Ac.)
SITE COVERAGE	= 57,032 SF. (73.9%)
AVERAGE SURFACE ELEV.	= 27.8

LEGEND:
SEE SHEET C-1.02

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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LANDBAY D	11.03.03
RECORD 4.1 SET	03.11.04
RECORD 4.1 SET REVISED	10.06.04

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21514
PROFESSIONAL ENGINEER
Professional Seal

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OVERALL PLOT AND LOCATION PLAN

Scale: 1" = 50'

C-1.03

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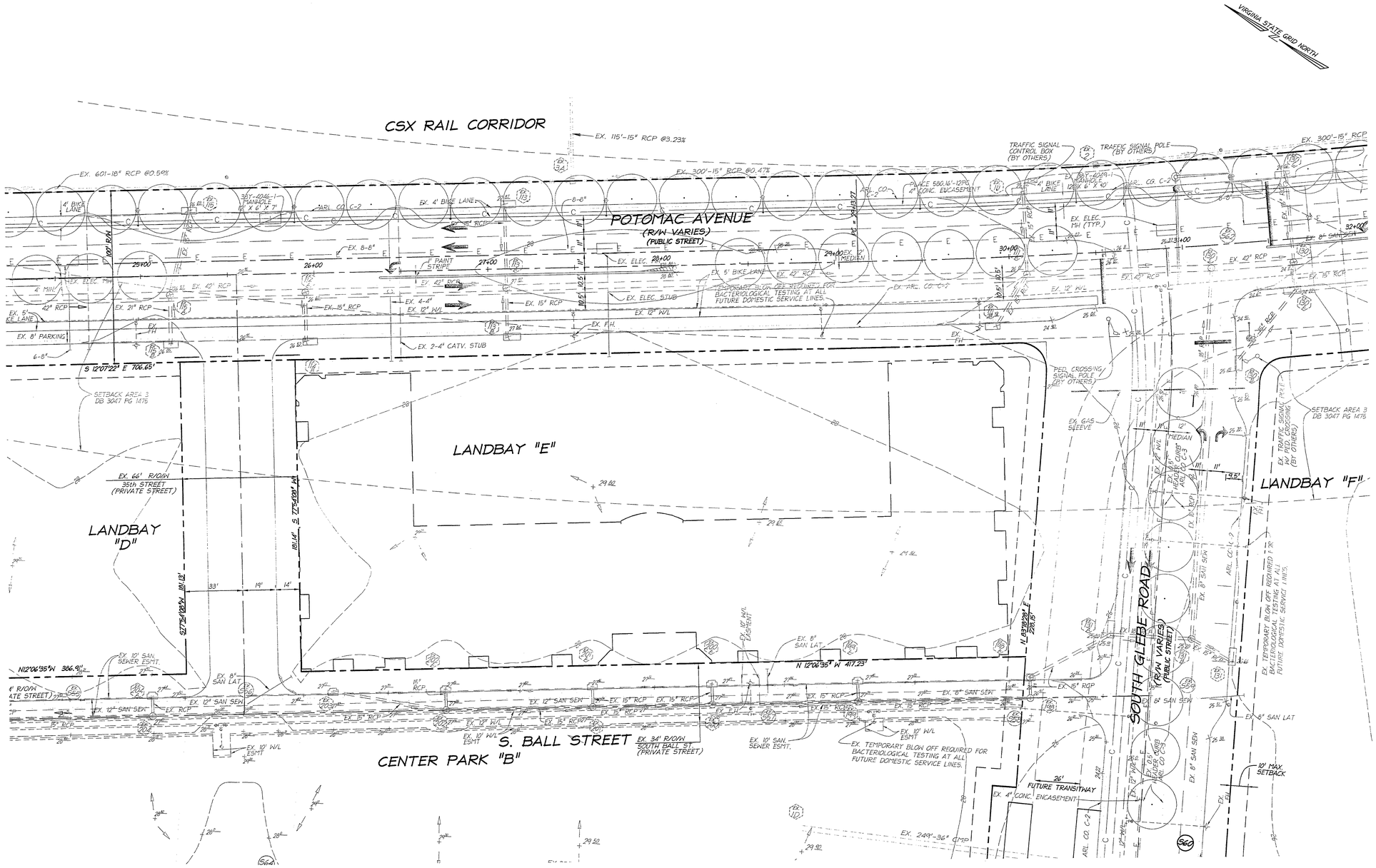
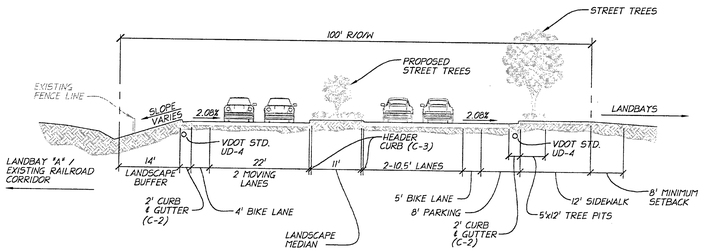
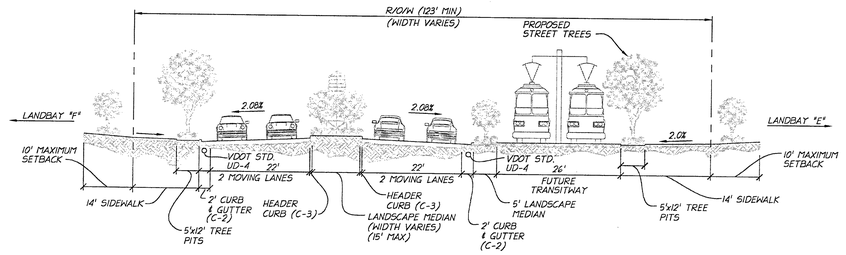

CSX RAIL CORRIDOR
EX. 115'-15" RCP @3.23%
EX. 300'-15" RCP @0.47%
EX. 601-18" RCP @0.50%
POTOMAC AVENUE
(R/W VARIES)
(PUBLIC STREET)
LANDBAY "E"
LANDBAY "D"
LANDBAY "F"
CENTER PARK "B"
S. BALL STREET
EX. 34' R/O/W
SOUTH BALL ST.
(PRIVATE STREET)
SOUTH GLEBE ROAD
(R/W VARIES)
(PUBLIC STREET)
EX. 66' R/O/W
35th STREET
(PRIVATE STREET)
VIRGINIA STATE GRID NORTH
TRAFFIC SIGNAL CONTROL BOX (BY OTHERS)
TRAFFIC SIGNAL POLE (BY OTHERS)
PED. CROSSING SIGNAL POLE (BY OTHERS)
EX. TRAFFIC SIGNAL POLE (BY OTHERS)
EX. 4' CONC. ENCASEMENT
EX. 2491'-36" CMP
EX. TEMPORARY BLOW OFF REQUIRED FOR BACTERIOLOGICAL TESTING AT ALL FUTURE DOMESTIC SERVICE LINES.
EX. 4' BIKE LANE
EX. 5' BIKE LANE
EX. 8' PARKING
EX. 4' PAINT STRIPE
EX. 42" RCP
EX. 21" RCP
EX. 15" RCP
EX. 12" W/L
EX. F.H.
EX. 2-4" CATV. STUB
EX. ELEC. MH
EX. ELEC. STUB
EX. 8" SAN LAT.
EX. 8" SAN SEW.
EX. 12" SAN SEW.
EX. 10" SAN. SEWER ESMT.
EX. 10" W/L ESMT.
EX. 12" W/L ESMT.
EX. 8" SAN LAT.
EX. 4" CONC. ENCASEMENT
EX. 12" MEDIAN
EX. GAS SLEEVE
EX. 8" SAN SEW.
EX. 6" SAN LAT
EX. 10" W/L
EX. 6" W/L
EX. 8" W/L
EX. 6" GAS
EX. 42" RCP
EX. 15" RCP
EX. 8" SAN SEW.
EX. 8" SAN LAT.
EX. 10" W/L EASEMENT
EX. 10" W/L ESMT
EX. 10" SAN. SEWER ESMT.
EX. 10" W/L ESMT
EX. 10" W/L
EX. 6" W/L
EX. 8" W/L
EX. 6" GAS
EX. 8" SAN SEW.
EX. 8" SAN LAT
EX. 6" SAN LAT
EX. 8" SAN SEW.
EX. 8" SAN LAT.
EX. 15" RCP
EX. 42" RCP
EX. 15" RCP
EX. 18" RCP
EX. 12" SAN SEW.
EX. 15" RCP
EX. 12" W/L
EX. 15" RCP
EX. 15" RCP
EX. 15" RCP

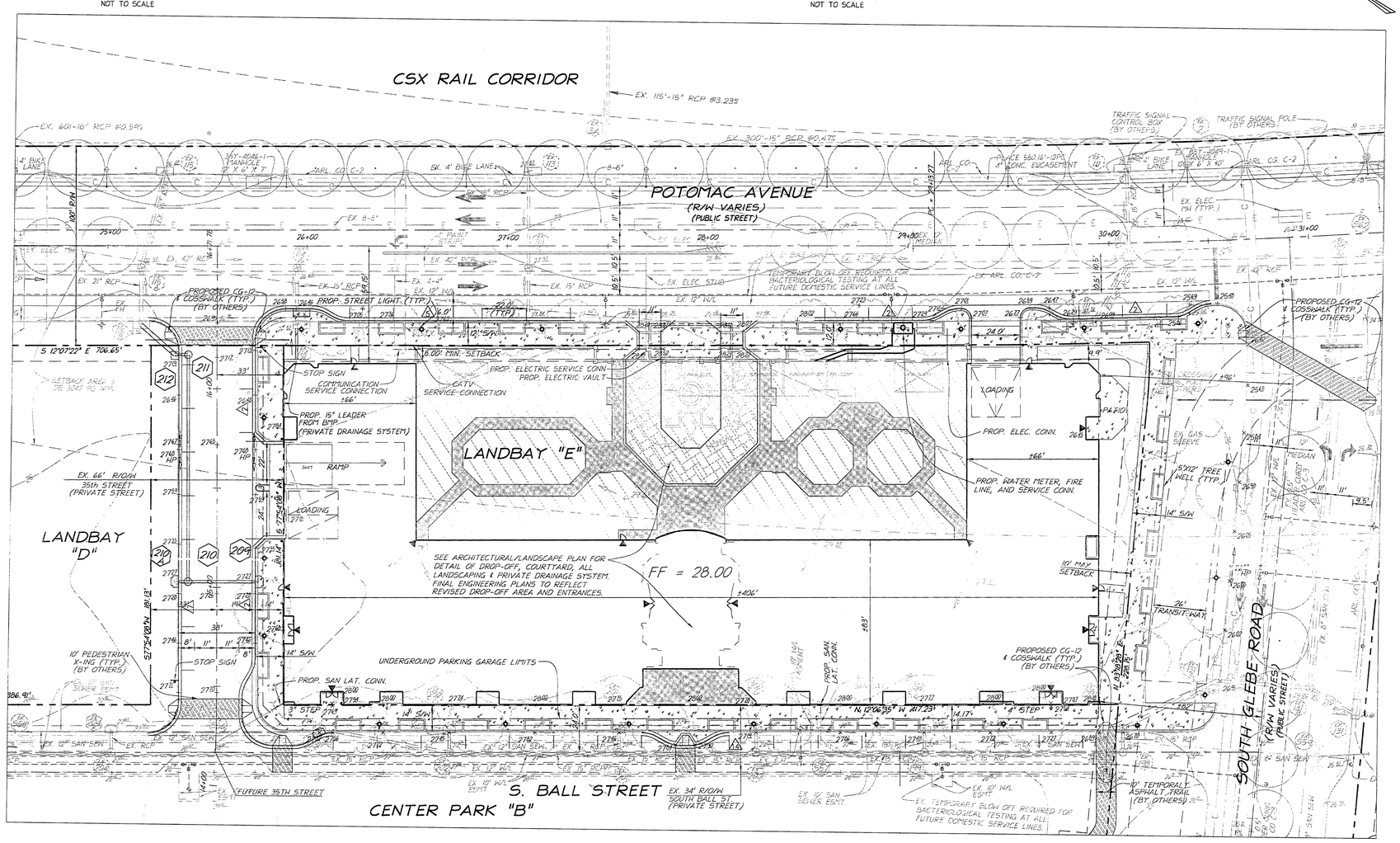


POTOMAC AVENUE NORTH OF GLEBE ROAD CROSS-SECTION
(LOOKING SOUTH)
NOT TO SCALE



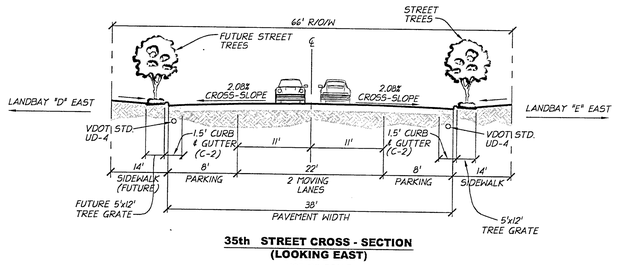
SOUTH GLEBE ROAD CROSS - SECTION
(LOOKING WEST)
NOT TO SCALE

VIRGINIA STATE GRID NORTH

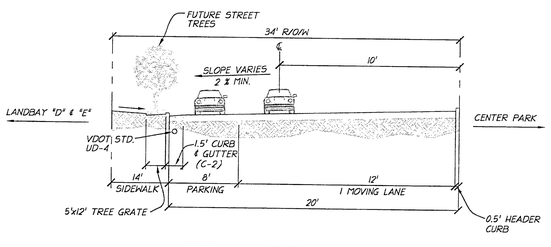


STREET PARKING TABULATION

35TH STREET: 4 SPACES
POTOMAC AVENUE: 9 SPACES
BALL STREET: 17 SPACES



35th STREET CROSS - SECTION
(LOOKING EAST)
NOT TO SCALE



SOUTH BALL STREET CROSS - SECTION
(LOOKING SOUTH)
NOT TO SCALE

NOTE:

1. SEE LANDSCAPE PLANS FOR SIDEWALK HARDSCAPE MATERIALS, TREE PLANTING AND LIGHT DETAILS.
2. EXISTING SITE IMPROVEMENTS SHOWN ARE FROM POTOMAC YARD INFRASTRUCTURE PLANS DATED OCTOBER 2003 CURRENTLY UNDER CONSTRUCTION. PREPARED BY christopher consultants, ltd.

LAND BAY 'E'

ZONE C-O-1.5
SITE AREA = 77,189 SF. (1.7720 Ac.)
SITE COVERAGE = 57,032 SF. (73.9%)
AVERAGE SURFACE ELEV. = 27.8

LEGEND:
SEE SHEET C-1.02

25 12.5 0 25 50
GRAPHIC SCALE
1" = 25'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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Camden Potomac Yard

Parcel E - Residential

CAMDEN

Camden USA c/o
Hearthstone Communities, L
7200 Wisconsin Ave, Suite 3
Bethesda, MD 20814

4.1 SUBMISSION	05.30.03
4.1 FORMAL SUBMISSION	06.03.03
REVISE BUILDING	
REMOVE LANDBAY D	11.03.03
RECORD 4.1 SET	03.11.04
RECORD 4.1 SET REVISED	10.06.04

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21814
PROFESSIONAL ENGINEER
10/15/04

Professional Seal

©2003 WDG Project No: WA03017

PLOT & LOCATION PLAN

Scale: 1" = 25'

C-1.05

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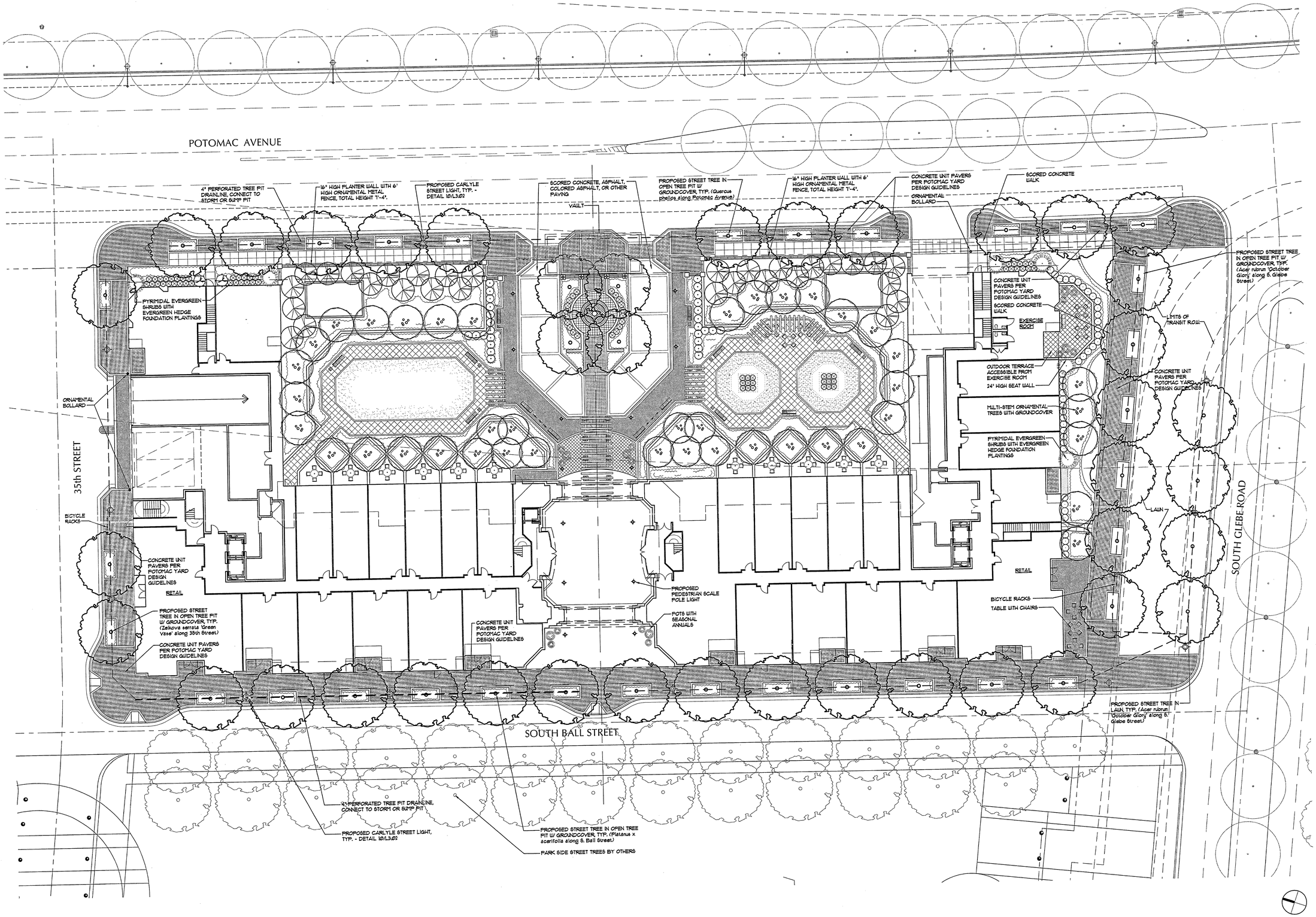

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Camden Potomac Yard

Parcel E - Residential

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Hearthstone Communities, L.C.
7200 Wisconsin Ave, Suite 312
Bethesda, MD 20814

Revised 4.1 Set	10.31.03
Record 4.1 Set Revised	10.06.04

COMMONWEALTH OF VIRGINIA
Robert Karl Esselburn
001087
10.06.09
LANDSCAPE ARCHITECT

Professional Seal

LEWIS SCULLY GIONET LANDSCAPE ARCHITECTS
8320 Old Courthouse Rd. Suite 350
Vienna, Virginia 22182
703.821.2045 FAX 703.448.0597

LSG Project No. 23055

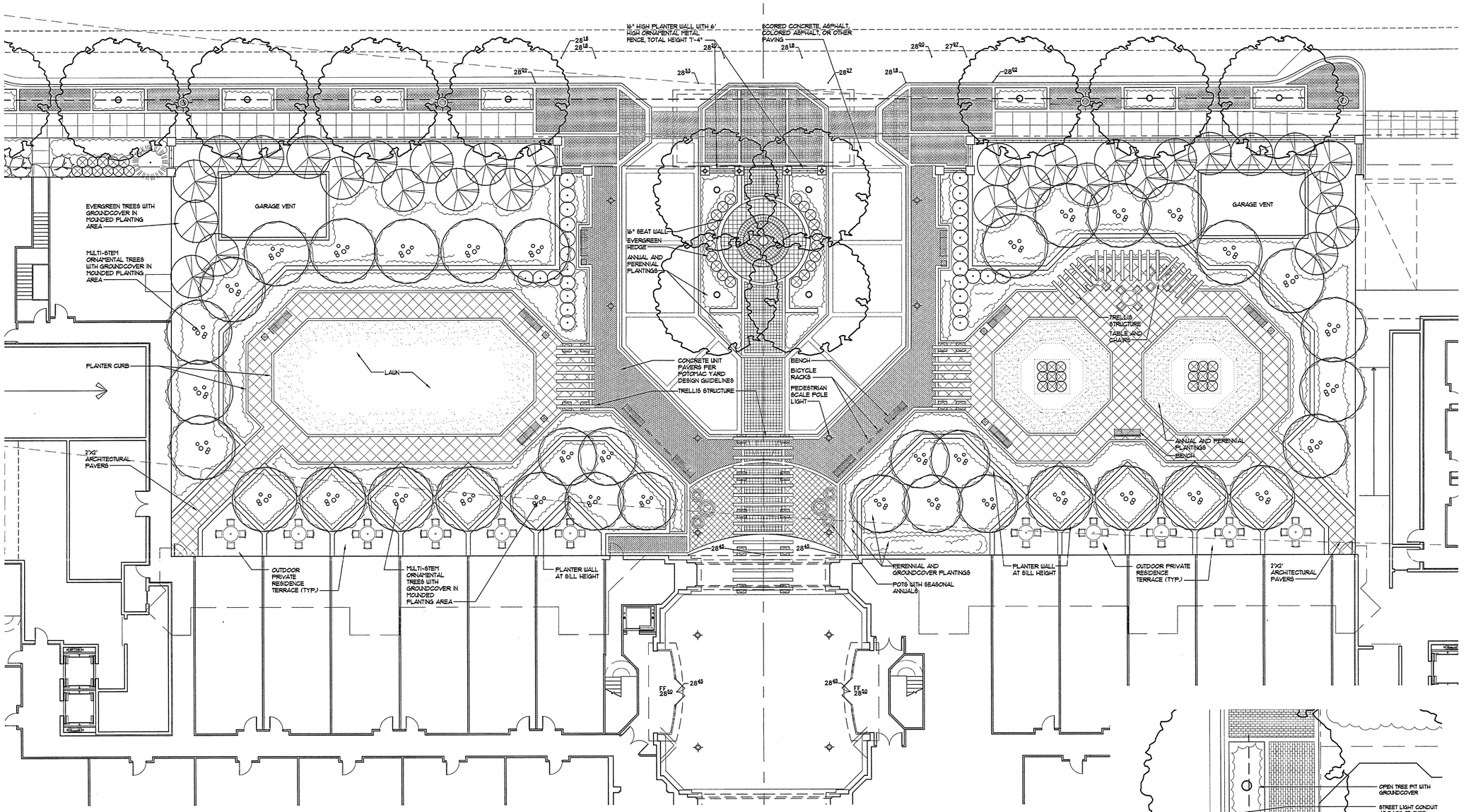
©2003 WDG Project No: WA03011.06

Overall Plan

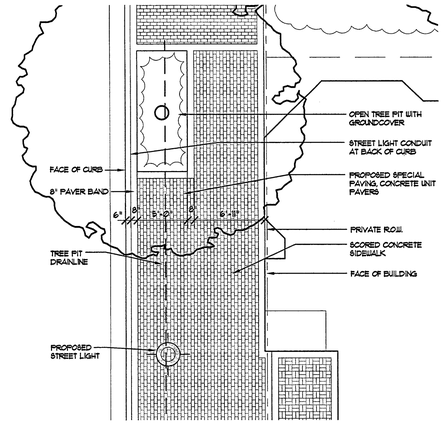
Scale: 1/16"=1'-0"

L1.01

POTOMAC AVENUE



1 COURTYARD DETAIL PLAN
Scale: 1"=10'-0"



2 TREE PIT DETAIL
Scale: 3/16"=1'-0"

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Camden Potomac Yard
Parcel E - Residential

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Revised 4.1 Set	10.31.03
Record 4.1 Set Revised	10.06.04

COMMONWEALTH OF VIRGINIA
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LSG Project No. 23055
©2003 WDG Project No: WA03011.06

Courtyard Plan

Scale: As Noted

L2.01

PLANTING NOTES

1. Quality Assurance:

a. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.

b. Applicable Specifications and Standards:

Arlington County Zoning Ordinance 32A "Landscaping" and supporting documents
American Joint Committee on Horticultural Nomenclature,
American Standard for Nursery Stock, latest edition, American Association of Nurserymen
Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, Landscape Contractors Association.

2 Submittals: Submit the following to the Owner's Representative prior to beginning work.

Copies of manufacturer's data for all materials required.
Samples of required mulch material.
Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for each work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
List of proposed sources for all plant material.

3. Delivery, Storage and Handling:

a. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.

b. Dig balled and burlapped (B& B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.

c. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.

d. Plants shall be lifted and handled from the bottom of the ball only.

e. Do not remove container-grown stock from containers until planting time.

4. Before planting, determine that areas to receive plant material have adequate subdrainage.

a. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.

b. Dig planting pits to full depth and dimensions indicated on drawings.

c. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into small pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.

5. Planting shall be done only within the following dates except as approved by Owner.

a. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.

b. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.

6. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.

7. Materials for Planting:

a. Mulch shall be double shredded hardwood bark. Submit sample for approval. Material shall be mulching grade, uniform in size and free from foreign matter.

b. Leaf Compost shall be screened and free of trash.

c. Coir Mesh (Geo-textile blanket) shall be natural fiber geo-textile woven mesh composed of 100% coir (spun from coconut fiber) yarn, containing 45% Lignin and 55% Cellulose. Opening in the mesh shall be 1 inch square (nominal) by 0.5 inches thick. Yarn count per yard shall be 42 warp x 31 weft. Fabric tensile strength shall be 402 lb/ft x 136lb/ft.

d. Twelve-inch hardwood stakes shall be Eco-STAKES by North American Green or equal.

e. Fertilizer shall be commercial fertilizer for ornamental trees, shrubs and ground cover. Fertilizer shall be provided in accordance with the recommendations of the soil tests. As a basis for bidding, Contractors shall assume a fertilizer with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form.

f. Topsoil: If required it shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots debris and other extraneous matter of 1" in diameter, and capable of sustaining vigorous plant growth. Topsoil shall have a pH range of 6.0 to 6.5, with a pH range of 5.0 to 8.5 for plants requiring acid soils. Contractor shall have soil tested at an approved agricultural laboratory, and submit results and recommendations for acceptance by the Owner before providing topsoil for use.

g. Composted Pine Bark Fines shall be approved composted ground pine bark, having no particle with a dimension greater than 3/4 inch.

h. Soil Mix shall consist of 3/4 existing soil and 1/4 composted pine bark fines or other approved organic matter, by volume.

8. Plant Materials (Refer to the PLANT LIST on the drawings for specific types and quantities of plants):

a. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project. Plant material grown in sandy, well-drained soil will not be approved for this project.

b. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be unquestionably and outstandingly superior in form, number of branches, compactness and symetry.

c. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developped root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.

d. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.

9. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.

b. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inche diameter, and at a point 12 inch above the natural ground line for trees over 4 inche diameter.

c. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.

10. Preparation of Areas for Planting:

a. Stake out all plant material beds and tree locations for approval of Landscape Architect prior to any bed preparation.

b. Shrubs, Shrub Beds and Hedges on slopes of 1:3 or less: Loosen soil in the area of entire plant bed or hedgerow to a depth of 6 inches minimum with a rototiller. Add soil amendments and rototill again to a depth of 6 inches. Excavate plant pit and hedge trenches a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

c. Shrub Beds on Slopes of Greater than 3:1: Amend soil as above. Spread coir mesh across entire area of shrub bed in steep slope area per manufacturer's specifications. Excavate plant pit through coir mesh a minimum of 12 inches wider than the root ball or bare root on all sides. The depth shall be sufficient to allow shrub to sit 2 inches above finished grade.

d. Ground Covers and Seasonal Plantings: Loosen soil to a depth of 6 inches minimum with a rototiller. Add amendments to the soil and/or specified planting soil mix and rototill again to a depth of 6". Install plants directly into prepared bed, and fire the soil mix around them.

e. Groundcover on Slopes of Greater than 3:1: Amend soil as above or by hand as required. Spread leaf compost to 2 inches in depth immediately prior to placing coir mesh. Spread coir mesh across entire area of groundcover bed in steep slope area per manufacturer's specifications. Each ground cover shall be placed in an individual planting pit planted through the biodegradable netting.

f. Trees: Excavate plant pit walls vertical and scarify sides. Plant pit depth shall be sufficient to allow 2 inch maximum of root ball to be above finished grade. Tree pit shall be 12 inches wider than the ball on all sides. Soil depth shall be a minimum of four (4) feet for trees and large shrubs and two (2) feet for other shrubs.

11. Erosion Control Material and Planting on Steep Slopes

a. Material meeting the requirements of the specification shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.

b. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 8 inches. Upgrade section shall be on top of all splices.

c. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.

12. General Plant Installation:

a. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.

b. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.

c. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.

d. Backfill pit with planting soil mix and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and ratches ground at edge of planting pit.

e. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2" layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.

f. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.

13. Permanent Seeding or Sodding for Grass Areas:

a. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by, and shall refer to, the Virginia Crop Improvement Association, Maryland/Virginia Turfgrass Variety Recommendation Work Group and Maryland or Virginia Departments of Agriculture for Category I tall fescue turf recommendations.

b. Refer to the Virginia Department of Conservation and Natural Resources Erosion and Sediment Control Guidelines for guidelines, specifications and installation techniques of seed and sod.

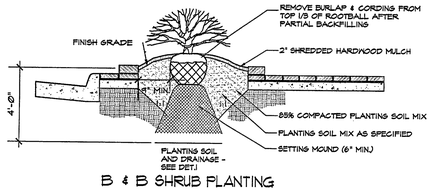
14. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.

1 PLANTING SPECIFICATIONS
N.T.S.

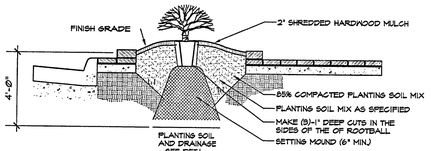
PLANT LIST

Botanical Name	Common Name	Size	Type	Spacing	Remarks
STREET TREES					
Acer rubrum 'October Glory'	October Glory Red Maple	4-4 1/2" cal.	B&B		Full, uniform
Fraxinus pennsylvanica 'Patmore'	Green Ash	4-4 1/2" cal.	B&B		Full, uniform
Quercus phellos	Willow Oak	4-4 1/2" cal.	B&B		Full, uniform
Platanus acerifolia	London Plane Tree	4-4 1/2" cal.	B&B		Full, uniform
Zelkova serrata 'Green Vase'	Japanese Zelkova	4-4 1/2" cal.	B&B		Full, uniform
SHADE TREES--MAY INCLUDE BUT NOT BE LIMITED TO:					
Acer saccharum	Sugar Maple	3-3 1/2" cal.	B&B	as shown	Full, uniform
Gleditsia triacanthos var. inermis	Thornless Honeylocust	3-3 1/2" cal.	B&B	as shown	Full, uniform
Sophora japonica	Japanese Pagoda Tree	3-3 1/2" cal.	B&B	as shown	Full, uniform
EVERGREEN TREES--MAY INCLUDE BUT NOT BE LIMITED TO:					
Ilex x Nellie R. Stevens	Nellie Stevens Holly	8-10' ht.	B&B	as shown	
Taxus x media 'Hicksii'	Anglojap Yew	8-10' ht.	B&B	as shown	
Thuja occidentalis 'Techny'	Eastern Arborvitae	8-10' ht.	B&B	as shown	
ORNAMENTAL TREES--MAY INCLUDE BUT NOT BE LIMITED TO:					
Amelanchier canadensis	Serviceberry	10-14' ht.	B&B	as shown	multistem
Cercis canadensis	Eastern Redbud	10-14' ht.	B&B	as shown	multistem
Cornus kousa	Kousa Dogwood	10-14' ht.	B&B	as shown	multistem
Lagerstroemia indica	Crape Myrtle	10-14' ht.	B&B	as shown	multistem
Magnolia x soulangiana	Saucer Magnolia	10-14' ht.	B&B	as shown	Full, uniform
Malus sargentii	Sargent Crabapple	10-14' ht.	B&B	as shown	Full, uniform
SHRUBS--MAY INCLUDE BUT NOT BE LIMITED TO:					
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	18-24"	B&B	36" o.c.	Full, uniform
Hydrangea quercifolia	Oakleaf Hydrangea	18-24"	B&B	36" o.c.	Full, uniform
Mahonia aquifolium	Oregon Grape Holly	18-24"	B&B	36" o.c.	Full, uniform
Nandina domestica	Heavenly Bamboo	18-24"	B&B	36" o.c.	Full, uniform
Prunus laurocerasus	Cherry Laurel	18-24"	B&B	36" o.c.	Full, uniform
GROUNDCOVER/GRASS PLANTINGS--MAY INCLUDE BUT NOT BE LIMITED TO:					
Hypericum calycinum	Aaronsbeard St. Johnswort	4"	pot	12" o.c.	
Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"	pot	12" o.c.	
GRASSES/PERENNIAL (SEASONAL) PLANTINGS--MAY INCLUDE BUT NOT BE LIMITED TO:					
Astilbe chinensis pumila	False Spiraea	1 gal.	CONT.	CONT.	
Hesperocallis sp.	Daylily	1 gal.	CONT.	18" o.c.	
Hosta sieboldiana elegans	Blue Plantain Lily	1 gal.	CONT.	as shown	
Miscanthus sinensis gracillimus	Maiden Grass	3 gal.	CONT.	as shown	
Pennisetum alopecuroides	Fountain Grass	2 gal.	CONT.	24" o.c.	
Perovskia abrotanoides	Russian Sage	2 qt.	CONT.	18" o.c.	
Rudbeckia 'Goldsturm'	Black Eyed Susan	1 qt.	CONT.	18" o.c.	

2 PLANT LIST
N.T.S.



B & B SHRUB PLANTING



CONTAINER SHRUB PLANTING

3 SHRUB PLANTING
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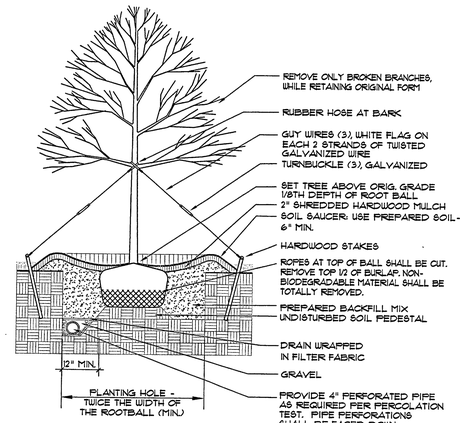

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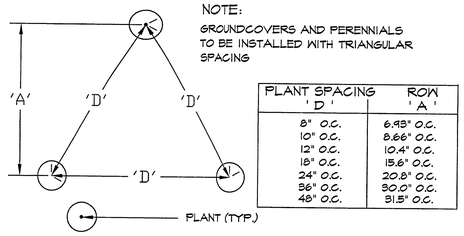
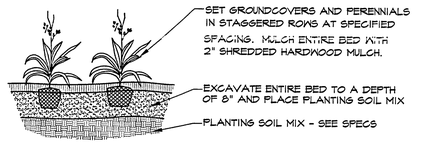


NOTE:
GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.



4 GROUNDCOVER PLANTING / SPACING
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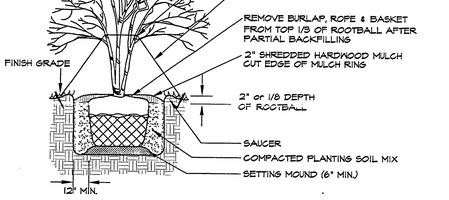

7 ORNAMENTAL TREE PLANTING
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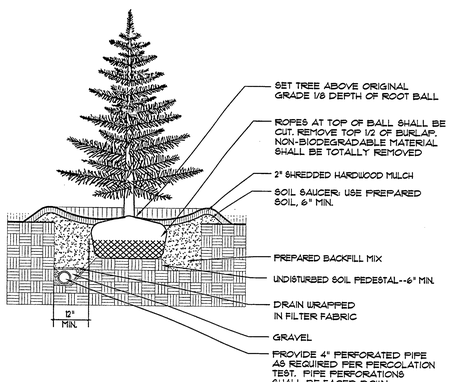

5 EVERGREEN TREE PLANTING
N.T.S.

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Parcel E - Residential

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Revised 4.1 Set	10.31.03
Record 4.1 Set Revised	10.06.04

COMMONWEALTH OF VIRGINIA
Robert Karl Esselburn
No. 001087
10-06-04
LANDSCAPE ARCHITECT

Professional Seal

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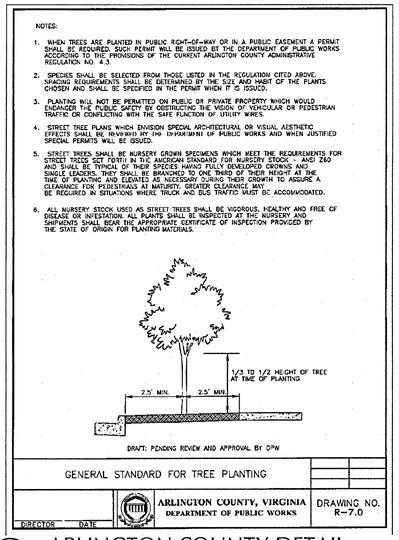
LSG Project No. 23055
©2003 WDG Project No: WA0307.06

Plant List
Specifications
and Details

Scale: NTS

L3.01



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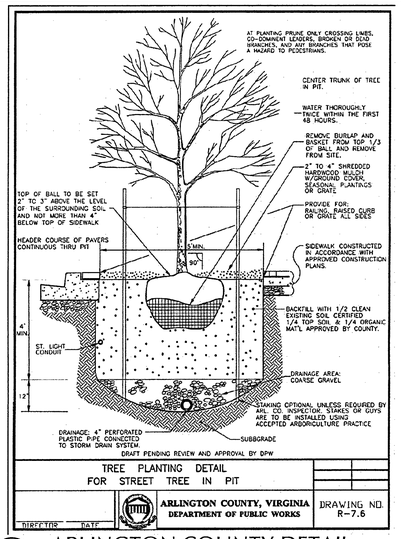

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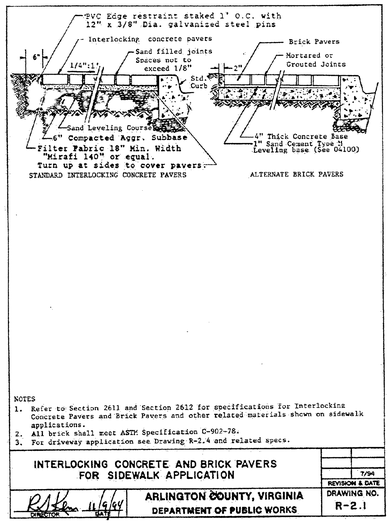

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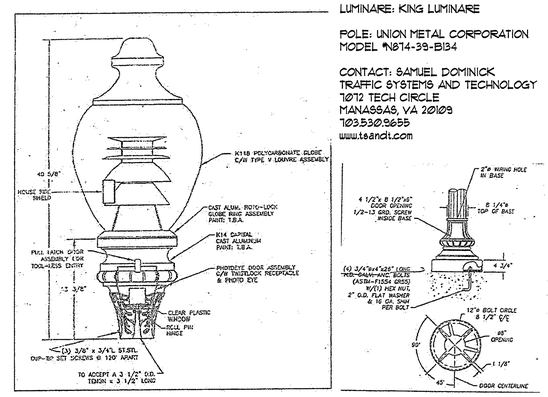

10 CARLYLE STREET LIGHT
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2 ARLINGTON COUNTY DETAIL
Scale: as shown

5 ARLINGTON COUNTY DETAIL
Scale: as shown

8 ARLINGTON COUNTY DETAIL
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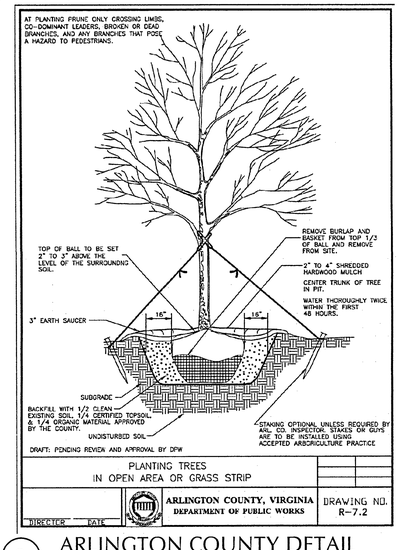

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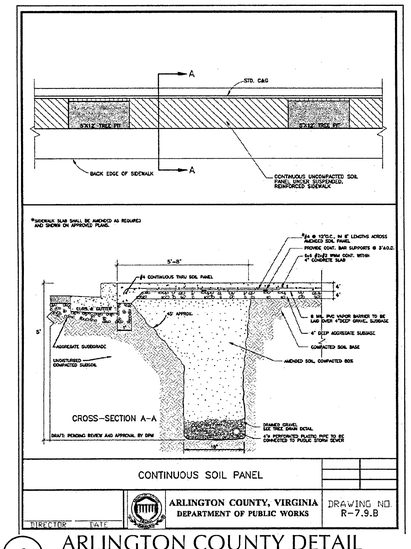

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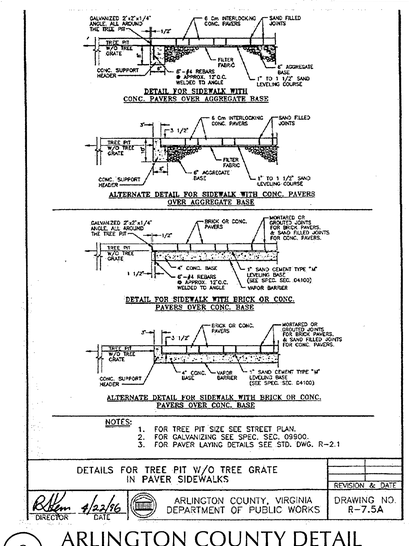

9 ARLINGTON COUNTY DETAIL
Scale: as shown

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Revised 4.1 Set	10.31.03
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COMMONWEALTH OF VIRGINIA
C. Robert Karl Esslburn
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Professional Seal

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LSG Project No. 23055
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Arlington County
Standard
Details

Scale: as shown

L3.02

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

I. GENERAL

A. ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH, EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.

B. REMOVE ALL LITTER, DEBRIS AND WEEDS.

C. MAINTAIN A MINIMUM OF A 2-INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PALNTING BEDS.

II. IRRIGATION (IF APPLICABLE)

A. AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST. AND TESTED WHEN TURNED ON IN THE SPRING.

B. EVALUATE SUCCESS OF IRRGATION SYSTEM AND MODIFY AS NECESSARY.
WATER REQUIREMENTS:

NEW TURF: KEEP MOSIT UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.

EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES OF WATER PER WEEK.

III. SEASONAL FLOWERS

A. ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN MAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE I, IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPERANCE.

IV. TURF

A. LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 4 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.

B. FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED A NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMUM APPLIED TO LAWN AND TURF AREAS THREE TUNES PER SEASON. TIMING, FREQUENCY AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.

C. SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY BE TO BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHALL BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH SOIL TESTS.

D. SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS.

APPLY A 3-1-2 (21-7-14, 10-4-6, OR 24-4-8) 50% ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. IF NECESSARY, TWO ADDITIONAL APPLICATIONS MAY BE MADE IN MAY AND NOVEMBER.

DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.

V. PRUNING

A. REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.

B. SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM. HEDGES

C. ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHALL BE PRUNDED UDRING A YEAR.

VI. INSECT AND DISEASE CONTROL

A. THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AN PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.

VII. RENOVATION

A. RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROUED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.

B. LAWN -- ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANNING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING PLANTINGS SHALL BE UTILIZED.

C. PLANTINGS -- ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FAILING, DAMAGED OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.

VIII. SITE AMENITIES

A. BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGNS SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.

IX. PAVED SURFACES

A. ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SURFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.

B. TRASH, STAINS AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.

C. SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWLAKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.

1 ARLINGTON COUNTY STANDARD
Scale: as shown

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GURANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GURANTEE EQUAL TO THAT STATED ABOVE.
8. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCAITION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BY GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THIS PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	03/15 TO 12/15
LAWNS	03/15 TO 06/15 09/15 TO 12/01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:

ACER RUBRUM	POPULUS SPP.
BETULA SPP.	PRUNUS SPP.
CARPINUS SPP.	PYRUS SPP.
CRATEGUS SPP.	QUERCUS SPP.
KOELREUTERIA PANICULATA	SALIX SPP.
LIQUIDAMMAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA
PLATANUS ACERIFOLIA	

ANY PALNTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPORATE SEASON.

19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

1 ARLINGTON COUNTY STANDARD
Scale: as shown

PLANTING SPECIFICATIONS

I. SCOPE OF WORK

A. THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.

II. MATERIALS

A. GENERALLY

ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS OS COMPLETE AND APPROVED.

B. PLANTS

ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, AND FREE FROM DISEASE AND INSECTS.

C. TOPSOIL

ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

D. MULCH

MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK.

III. FERTILIZER AND CONDITIONERS

A. ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NOTROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS."

B. ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.

IV. GENERAL WORK PROCEDURES

A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.

V. WEEDING

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

VI. TOPSOIL

A. CONTRACTOR SHALL PROVIDE 4" MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.

VII. SOIL CONDITIONING

A. CULTIVATE ALL AREAS SHALL BE PLANTED TO DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILLED IN TWO DIRECTIONS INTO THE TOP 4". WITH THE FOLLOWING PER 1,000 SQUARE FEET.

150 POUNDS "GRO-POWER" OR EQUAL
100 POUNDS AGRICULTURAL GYPSUM
20 POUNDS NITROFORM (COURSE) 5-0-O BLUE CHIP

VIII. PLANTING

POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R7.2 AND R7.6. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

1 PART LEAF MOULD OR COMPOST
1 PART COW MANURE BY VOLUME
3 PARTS TOPSOIL BY VOLUME
21 GRAMS "AGRIFORM" PLANTING TABLETS OR EQUAL
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
FOR LARGER PLANTS, 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER

B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.

C. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.

D. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STATE IN AT LEAST TWO PLACES USING HOSE TYPE TIES.

E. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.

F. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.

G. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7'-0" BRANCHING HEIGHT.

IX. GROUND COVER

A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.

B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.

C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUND COVER.

D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.

X. FINISH GRADING

A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.

B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.

XI. GUARANTEE

A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS FROM ACCEPTANCE OF JOB.

XII. CLEAN UP

A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

B. ALL TREES, SHRUBS OTHER PLANTS AND PLANT BEDS SHALL BE MAINTANED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS; TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS; RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED; RESTORING OR REPLACING DAMAGED WRAPPINGS; AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

C. LAWNS SHALL BE MAINTAINED BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF EROSIO OR BARE AREAS.

XIII. MAINTENANCE (ALTERNATE BID)

COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

XIV. PLANTING MATERIAL GUARANTEE

A. PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS, INCLUDING THE REPLACEMENT AND MAINTENANCE (TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING AND WATERING) OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.

XV. URBAN FORESTER NOTIFICATION

A. THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL AFFAIRS URBAN FORESTER AT 703-228-6557 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH THE STAFF OF THE DPRCR TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLAN PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

1 ARLINGTON COUNTY STANDARD
Scale: as shown

WDG ARCHITECTURE

WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

Civil Engineer
Christopher Consultants
Engineering Surveying Land Planning
9900 Main Street
Fourth Floor
Fairfax, VA 22031-3907
tel 703.273.6820
fax 703.273.7636
e-mail www.christopherconsultants.com

Landscape Architect
Lewis Scully Gionet
Landscape Architects
8320 Old Courthouse Road,
Suite 350
Vienna, VA 22182
tel 703.821.2045
fax 703.48.0597
e-mail www.lsginc.com

Camden Potomac Yard
Parcel E - Residential

Camden USA c/o
Hearthstone Communities, L.C.
7200 Wisconsin Ave, Suite 312
Bethesda, MD 20814

Revised 4.1 Set	10.31.03
Record 4.1 Set Revised	10.06.04

COMMONWEALTH OF VIRGINIA
Robert Karl Esselburn
001087
LANDSCAPE ARCHITECT
10-06-04

Professional Seal

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS
8320 Old Courthouse Rd. Suite 350
Vienna, Virginia 22182
Tel (703)821-2045 Fax (703)448-0597

LSG Project No. 23055
9003 WDG Project No: WAS3015.06

Arlington County Standard Notes

Scale: as shown

L3.03

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to:**THE MERIDAN GROUP THE MERIDAN GROUP**
To use the:**1** floor, and /or suite number:**LOBBY**
Of the building located at: **ARLINGTON, VA,**
For the following purpose:**OCCUPANCY FOR THE LOBBY OF AN OFFICE/RETAIL BUILDING.**

Permit Number		**CO0900943**		Date Issued		**01/31/2011**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**M,B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	**Y**	Sprinkl Req.	**N**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Administration

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

RECEIVED
Arlington County, Va./Applications/ISD/AH/05-CO/07-08
NOV 23 2009
By

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: W/2009 POTOMAC YARD E-WEST LLC C/O THE MERIDIAN GROUP
Address to be Inspected	Number and Street: 3500 S. CLARK ST, ARLINGTON, VA Zip: 22202

Do not write here

C.O. Number: **CO 0900943**

Received Date / Stamp

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☒ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☐ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use —
Proposed Use OFFICE / RETAIL
Nature of Business OFFICE / RETAIL
Maximum Capacity assembly type uses

III. CONSTRUCTION WORK INVOLVED (If any):

☒ New Building ☐ Alteration of an existing building
☐ Neither of the above
Building Permit # B0701582

IV. AREA TO BE INSPECTED

› Entire Building Yes ☐
Gross Floor Area ____ sq. ft.
Number of Parking Spaces
Total Units
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

› Portion of Building Yes ☐
Floor Number(s)(ex. 4th) 1ST FLOOR LOBBY
Square Footage [redacted] 1925
Rooms or Units(s) Numbers

V. CERTIFICATE REQUESTED FOR:

☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
☐ Shell & Core (C & S).
☒ *Partial Occupancy of a building.
☐ Change of ownership of a building.
☐ Change of ownership of a business.
☐ Change in the use of a building space.
☐ *Condominium/cooperative unit to be sold.
☐ Condominium/cooperative unit to be rented
☐ Other

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)? Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Are the premises ready for inspection? Yes ☒ No ☐
If "No" give approximate date when premises will be ready: _____ or check will call ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☒ Site Plan Approval
To be heard
Case No. SP# 346

IX. ZONING: Initials: AN
Zone CO-1.5 Zoning Fees $357.50
Receipt No. R0901 8367 Date 11/23/09

X. APPROVED BY

	Initials	Date
Building	MVC	9/29/09
Electrical	SGN	12/30/09
Mechanical	GML	9/29/09
Plumbing	SGN	12/30/09
E. H. B		
Elevator		
Fire Prevention	JDL	9/28/09
Child Care		
Final Survey		
Comm.Inspection	IU	3/8/10
DES		
BUS License		

XII. Building Official

Date 31JAN11

I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.

Signature	Applicant name (Print)	Address	Phones
	DANIEL STROTMAN	SUITE 610 3 BETHESDA METRO CTR BETHESDA, MD 20814	301-718-0800
	On Site Contact Person (if not the applicant)		301-448-[redacted]

5120

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **W/2005 POTOMAC YARD E-WEST LLC THE MERIDIAN GROUP**
To use the: **GARAGE** floor, and /or suite number: **ALL G LEVELS**
Of the building located at: **3500 S. CLARK STREET ARLINGTON, VA 22202,**
For the following purpose: **PARKING GARAGE, ALL LEVELS, 248842 SQ FT, 672 PARKING SPACES.**

Permit Number		**CO0900888**		Date Issued		**01/31/2011**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Administration

Arlington County, Va./Applications/ISD/AH/05-001

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: W/2005 Potomac Yard E-West LLC
Address to be Inspected	Number and Street: 3500 S. Clark St. Arlington VA Zip: 22202

Do not write here

C.O. Number: **CO** 0900888

Received Date / Stamp

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☒ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☐ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: New Construction
Proposed Use: Office / Retail
Nature of Business: Office / Retail
Maximum Capacity assembly type uses:

III. CONSTRUCTION WORK INVOLVED (if any):

☒ New Building ☐ Alteration of an existing building
☐ Neither of the above
Building Permit # 30701582

IV. AREA TO BE INSPECTED

Entire Building Yes ☐
Gross Floor Area: _____ sq. ft.
Number of Parking Spaces:
Total Units:
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

Portion of Building Yes ☐
Floor Number(s)(ex. 4th): Garage levels
Square Footage:
Rooms or Units(s) Numbers:

V. CERTIFICATE REQUESTED FOR:

☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
☐ Shell & Core (C & S).
☒ *Partial Occupancy of a building.
☐ Change of ownership of a building.
☐ Change of ownership of a business.
☐ Change in the use of a building space.
☐ *Condominium/cooperative unit to be sold.
☐ Condominium/cooperative unit to be rented
☐ Other

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)? Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Are the premises ready for inspection? Yes ☒ No ☐
If "No" give approximate date when premises will be ready: _____ or check will call ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

VIII. ADDITIONAL INFORMATION:

☐ Use Permit ☐ Variance ☐ Site Plan Approval
To be heard
Case No.

IX. ZONING: Initials:
Zone Zoning Fees
Receipt No. Date

X. APPROVED BY

	Initials	Date
Building	MWC	1/28/11
Electrical	SGN	9/28/09
Mechanical	GML	10/13/09
Plumbing	JA	9/28/09
E. H. B		
Elevator		
Fire Prevention	GDD	10/1/09
Child Care		
Final Survey		
Comm.Inspection	IV	3/3/10
DES		
BUS License		

XII. Building Official

Shahriar Date 31 JAN 11

I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.

Signature	Applicant name (Print)	Address	Phones
	On Site Contact Person (if not the applicant)		

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to:**THE MERIDAN GROUP THE MERIDAN GROUP**
To use the:**1** floor, and /or suite number:**LOBBY**
Of the building located at: **ARLINGTON, VA,**
For the following purpose:**LOBBY OF OFFICE/RETAIL BUILDING.**

Permit Number		**CO0900942**		Date Issued		**01/31/2011**	
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning		**CO1.5**	
Use Group	**M,B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Administration

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

Arlington County, Va./Applications/ISB/AN/05-001/02-98

RECEIVED
NOV 23 2009
By

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: W/2005 POTOMAC YARD E-WEST LLC C/O THE MERIDIAN GROUP
Address to be inspected	Number and Street: 3550 S. CLARK ST, ARLINGTON, VA Zip: 22202

Do not write here

C.O. Number: CO 0900942

Received Date / Stamp: CO

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☒ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☐ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: —
Proposed Use: OFFICE/RETAIL
Nature of Business: OFFICE/RETAIL
Maximum Capacity assembly type uses: _____

III. CONSTRUCTION WORK INVOLVED (if any):

☒ New Building ☐ Alteration of an existing building
☐ Neither of the above
Building Permit # B0701583

IV. AREA TO BE INSPECTED

Entire Building Yes ☐
Gross Floor Area _____ sq. ft.
Number of Parking Spaces _____
Total Units _____
Amenities Yes ☐ No ☐ / Pool Yes ☐ No ☐

Portion of Building Yes ☒
Floor Number(s)(ex. 4th): 1st FLOOR LOBBY
Square Footage: 1925
Rooms or Units(s) Numbers _____

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (C & S).
- ☒ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other _____

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)? Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Are the premises ready for inspection? Yes ☒ No ☐
If "No" give approximate date when premises will be ready: _____ or check will call ☐

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

VIII. ADDITIONAL INFORMATION:
☐ Use Permit ☐ Variance ☐ Site Plan Approval
To be heard _____
Case No. SP# 346

IX. ZONING: Initials: AN
Zone: CO-1.5 Zoning Fees: $357.50
Receipt No. R09018366 Date: 11/23/09

X. APPROVED BY

	Initials	Date
• Building	MVC	1/28/11
• Electrical	JGN	9/29
Mechanical	GML	9/31
Plumbing	JA	9/29
E. H. B		
Elevator		
Fire Prevention	GDD	10/1
Child Care		
Final Survey		
• Comm.Inspection	IU	4/7/10
DES		
BUS License		

XII. Building Official

Shahriar Date 31JAN11

I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.

Signature	Applicant name (Print)	Address	Phones
[signature]	DANIEL STROTMAN	SUITE 610 3 BETHESDA METRO CTR BETHESA, MD 20814	301-718-0800
	On Site Contact Person (if not the applicant)		301-448-5120

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

4-5.2010
DATE OF APPLICATION

Address of Installation 3550 S. Glebe Street (3550 S. Clark) Zip Code 22202

Occupant Esporta Athletic Club

Sign Contractor Titan Sign Corp. Address 11001 Pierson Dr. Fredricksburg

☒ New Sign ☐ Repair ☐ Repaint ☒ Single Face ☐ Double Face

Sign Dimension 2'-11 X 13'-3 5/8" Total Square Feet 39 ft

Flat against the building Yes Projecting 12" inches from the building.

Projecting N/A inches above the roof line. Free standing sign N/A

Located N/A feet from the street line. Projecting N/A inches over the building line.

If "V"-shaped sign, give degree of interior angle N/A. feet.

Is sign electrically wired? Yes Type of lighting: Internal LED (neon, etc.)

Indirect Source

Building feet of frontage. Lot feet of frontage.

Size Total Area

Remarks Sign installation of Esporta Athletic Club wall sign
Approved Comprehensive Sign Plan Document included with Permit.

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

Chuck Lancto
NAME (PLEASE PRINT)

SIGNATURE

11001 Pierson Dr., Ste H
ADDRESS

540-899-5334
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone C-O-1.5 Fee 115.50

C.R.I.F. No. Date 4/7/10

4/13/10
ELECTRICAL DIVISION APPROVED

4/13/10
BUILDING DIVISION APPROVED

COMMUNITY INSPECTIONS APPROVED

Zoning

ZN1000152

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

CHUCK LANCTO
Permit # : ZN1000152

* D 6 1 2 4 *

Sign Permit Checklist

This checklist is to be used for sign review (for both by-right and special exception). The following items are to be filled in prior to turning sign permit applications in to the Zoning Services Group Supervisor. Don't forget to enter all signs into the **sign log** as well as **update paper tracking**. Signs are to be processed in five (5) business days.

PLANNER ASSIGNED NP **ZONING** C-O-1.5

ADDRESS 3550 S. Glebe Rd - permits plus ~~tales~~ S. Clark St address

TENANT NAME LA Fitness - Esporta Athletic Club

DID YOU CHECK THE FOLLOWING:

1. HAS THIS APPLICANT **APPLIED** FOR A CERTIFICATE OF OCCPANCY?(THIS IS REQUIRED BEFORE A SIGN PERMIT CAN BE ISSUED)
☒ Yes ☐ No Number C01000236 - for LA fitness

2. IS THIS A SITE PLAN OR USE PERMIT?
☒ Yes ☐ No Number SP#346

3. IS THERE A COMPREHENSIVE SIGN PLAN ON FILE?
☒ Yes ☐ No

4. HOW WAS IT APPROVED BY:
☒ County Board ☐ Administratively

5. ARE THERE EXISTING SIGN PERMITS ON FILE?
☐ Yes ☒ No Number_____ Number_____
none yet

6. WHAT CURRENTLY EXISTS ON THE BUILDING OR AT THE SITE?
(Pictures attached)
new building, no signs yet

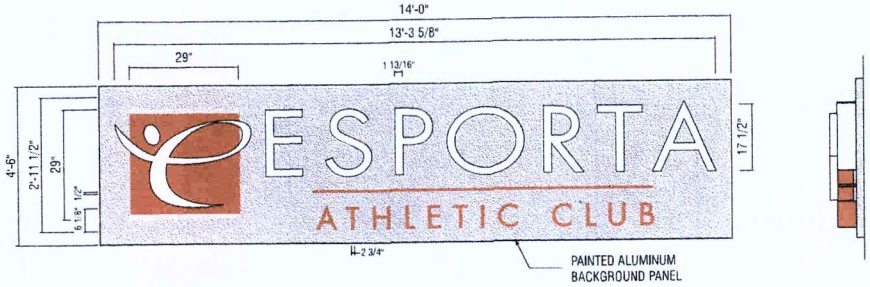
STAFF RECOMMENDATION:

1. What is permitted under the Zoning Ordinance by right or under the approved Comprehensive Sign Plan?
~~50~~ 1 retail facade sign on

2. State Section of Sign Ordinance or page of Comprehensive Sign Plan where it is allowed (please attach Comp. Plan).
the comp sign plan is attached

3. Description of Sign(s) the Planner recommends be approved I recommend that they apply for a minor SP amendment for the sign plan.
Planner recommends rejection - the sign applied for is not correctly placed and they have drawings of 2 awnings they have not applied for - also in the wrong place

Recommendation by Supervisor ☐ Approved ☐ Reject



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.)

SIGN #1
QTY: 1
NOTE
BACKGROUND COLOR TO BE PMS SU
ELECTRIC TO COME OUT OF THE BOTTOM.

SIDE VIEW
SCALE: 3/8"=1'-0"



ELEVATION

SCALE: N.T.S.

ESPORTA ATHLETIC CLUB

SIGN #1, #2

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT CONTRACTOR ___/___/___ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 10

Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.

DATE: 11/17/09	Rev. 6: 03/02/10	REVISION NOTES:	
Rev. 1: 01/06/09	Rev. 7: 03/10/10		
Rev. 2: 01/14/10	Rev. 8: 03/22/10		
Rev. 3: 01/27/10	Rev. 9: 03/23/10		
Rev. 4: 02/02/10	Rev. 10: 00/00/00		
Rev. 5: 02/23/10	Rev. 11: 00/00/00		

SCALE: As Noted
DRAWN BY: KWK
PAGE # 2

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ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 15, 2008

DATE: November 7, 2008

SUBJECT: SP #346 SITE PLAN AMENDMENT (CARRY-OVER) W2500 Potomac Yard E-West LLC, comprehensive sign plan; 3500, 3550 S. Clark St. (RPC #34-027-046)

Applicant:
w/2005 Potomac Yard E-West LLC

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

C. M. RECOMMENDATION:

Approve the site plan amendment for a comprehensive sign plan, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (November 2018).

ISSUES: This is a site plan amendment request for a comprehensive sign plan on Land Bay E-West in Potomac Yard and there are no issues.

SUMMARY: The proposed sign plan includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop tenant signs. The site plan amendment was deferred to the November 15, 2008 County Board meeting to allow the applicant to submit additional information and to resolve conflicts with the *Sign Guidelines*, primarily the height of the proposed seven (7) retail and five (5) project identification banner signs above thirty-five feet (35'). The applicant has worked with staff, and five (5) of the project identification banners have been changed to decorative logo banners. Proposed banners on the building facing U.S. Route 1 are important to creating attractive and successful retail in an area where retail has not historically been present, and, in particular, for Land Bay E-West, where retail is located along internal street and plaza areas. The building's setback from U.S. Route 1 and the proposed transitway, and the topography of the site justify the need to place the banners above thirty-five feet (35'). Other signs proposed in the comprehensive sign plan are in compliance with the *Potomac Yard Overall Sign Guidelines*, and are within the amount of sign

County Manager: _____

County Attorney: _____

Staff: Melanie ~~Wellman~~, DCPHD, Planning Division

PLA-5127 Jesick 2540

area permitted. The signs exhibit a unified design scheme that is compatible with the architecture of the buildings. The applicant has agreed to a review of the site plan amendment in ten (10) years to determine if the banners and freestanding, monument-style sign should remain after the retail in Land Bay E-West is established. Therefore, staff recommends approval of the comprehensive sign plan, subject to the proposed conditions, and with a County Board review in ten (10) years (November 2018).

BACKGROUND: The following provides information on the site:

Site: Land Bay E-West is located in Potomac Yard and is bordered by U.S. Route 1 on the west and Clark Street to the east. Approximately 374,379 square feet of office and 71,418 square feet of retail, including a 45,940 square foot health club, were approved for Land Bay E-West on April 21, 2007. This development is currently under construction and will consist of two nine-story buildings connected by an internal plaza area. The buildings are called "National Gateway."

Zoning: The site is zoned "C-O-1.5", Commercial Office Building, Hotel and Apartment Districts.

Land Use: The South Tract has a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18, on the General Land Use Plan (GLUP).

Neighborhood: The site is not within any civic association. Aurora Highlands Civic Association is in close proximity. Aurora Highlands Civic Association was notified and to date has not expressed any concerns on the proposed comprehensive sign plan.

DISCUSSION: The comprehensive sign plan is the fourth submitted for a land bay in Potomac Yard; Land Bay A, Land Bay F, and Land Bay E-East were approved previously. The comprehensive sign plan for Land Bay E-West includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop major tenant signs.

The tables on the following two (2) pages provide detail on the comprehensive sign plan.

SIGNS COUNTING TOWARD OVERALL SIGN AREA:						
Type & Abbreviation in Sign Plan (quantity)	**Locations**	**Sign Area (Sq. ft)**	**Total Sign Area (Sq. ft)**	**Height above ground (in ft)**	**Text**	**Material**
Retail Banner – BNR2 (7)	Walls along Route 1	21	147	35	Retail tenant name (TBD)	Fabric banner fixed to wall with aluminum brackets & LED lighting
Building Identification – BID1 (1)	Curved sign mounted on wall on S. Glebe Rd. Elevation	133	133	34 (building mounted)	National Gateway	Painted Aluminum. Halo lit letters.
Building Identification – BID2 (2)	Under canopy on Route 1 and S. Clark Street	30	60	Route 1 – 33 S. Clark – 22	National Gateway	Aluminum letters, acrylite panel, aluminum posts
Building Address/ID – BID3 (4)	Columns near building entrances	2	8	5	3500, National Gateway (I or II)	½" thick aluminum letters ¼" thick aluminum panel
Building Address/ID – BID3A (2)	Columns near building entrances	1'6"	3	5	National Gateway (I or II)	¼" thick aluminum panel
Retail awning – BB1 (7)	S. Clark St, on storefront wall above entry on building	13	91	9	Tenant Name/Logo TBD	Fabric (design, color TBD)
Retail façade – BB2 (10)	Storefront wall above entry on building	40	400	22'8" on Rt. 1 and S. Glebe; 12'8" on S. Clark	Tenant Name/Logo TBD	Internally illuminated letters
Retail blade – BB3 (5)	Storefront wall above entry on building	10	50	8	Tenant Name/Logo TBD	Optional blade sign – design TBD
Directory, wall mounted – DIR1 (2)	Columns along Route 1 side	7'6"	15	3'6"	Tenant Names/Logo TBD	Aluminum box/painted panel with silkscreened graphic
Directory, freestanding – DIR2 (1)	Plaza are on S. Clark side	25	25	On ground	Building ID, tenant names TBD	Aluminum pylon/painted panel with silkscreened graphic
Total Sign Area Proposed:			**932**			
Total sign area permitted based on building frontage:			**943**			

OTHER PROPOSED SIGNS (NOT COUNTED TOWARDS SIGN AREA):						
Type & Abbreviation in Sign Plan (quantity)	**Locations**	**Sign Area (Sq. ft)**	**Total Sign Area (Sq. ft)**	**Height above ground (in ft)**	**Text**	**Material**
Decorative banner – BNR1 (5)	Most along Route 1; one along S. 35th St.	21	105	35' – 47' above ground	None.	Fabric banner with painted aluminum brackets and LED lighting
Rooftop tenant sign (2)	Route 1	168	336	Above 35' along building roofline	Tenant Name TBD	Painted aluminum reverse channel letters – halo lit
Entry Window Signs – BB4 (7)	Storefront entry doors	1	7	Between 3' to 5'6"	Hours, Numbers, Credit Card Info	Reverse cut sub-surface applied vinyl – color TBD
Parking ID blade sign – PRK1 (1)	Wall by parking garage entrance	3	3	10	"P"	Aluminum cabinet with punch-out graphic
Loading Zone ID – LD1 (1)	Wall above loading zone entrance	3	3	19	LOADING	Painted stud-mounted letters
Clearance Sign – REG1 (1)	Wall above loading zone entrance	6	6	19	CLEARANCE 15'-0"	Painted stud-mounted letters
Building address sign – BID4 (2)	On glass entrance doors	3	6	5	3500 or 3550, logo, National Gateway	3M Reverse Cut vinyl on glass
Retail Façade sign in private right-of-way – BB2A (4)	Storefront glass above entry doors	15	60	Above 8'	Tenant name/logo TBD	Reverse cut sub-surface applied vinyl – color TBD
Retail entry-window sign in private right-of-way – BB4 (4)	Storefront entry windows	1	4	Between 3' to 5'6"	Hours, numbers, credit card info	Reverse cut sub-surface applied vinyl – color TBD

The signs listed in the table above are not counted towards the total sign area for the project for the following reasons, per the *Sign Guidelines*:

- Decorative banners are permitted by the *Potomac Yard Overall Sign Guidelines.*
- Per the *Sign Guidelines*, "the permitted area for rooftop signs shall not count against the total sign area permitted for the other types of signs" and "the total permitted area of rooftop signs for any building will be computed on the basis of one (1) square foot of sign area for each one (1) linear foot of building wall width." Both rooftop signs together would total 336 square feet (168 sq. ft each), and a total rooftop sign area of 345 square feet is permitted.

- Entry window signs, parking, loading, and clearance signs do not count toward the sign area but must meet the requirements of the Zoning Ordinance. The proposed signs meet those requirements. Staff supports their proposed location and square footage.
- The *Sign Guidelines* state that total sign area permitted for a project includes signs visible from the public right-of-way. In addition, page eight (8) of the *Sign Guidelines for Site Plan Buildings* state that, "banner and retail tenant signs not visible from the public right-of-way shall not count against the total sign area permitted for the project, but shall be measured on the basis of one (1) square foot of banner area for each one (1) linear foot of building frontage on the plaza or interior space." The retail façade signs, retail entry window signs, and two (2) building identification window signs in the internal plaza are not visible from the public right-of-way. The total square footage of signs on the internal plaza is 66 square feet (66 sq. ft) with 260 square feet of sign area permitted, thus meeting these requirements.

Proposed Decorative and Retail Banner Signs: Decorative and retail banners are proposed along U.S. Route 1. The *Potomac Yard Overall Sign Guidelines* provide guidance on the use of banners in Potomac Yard. The *Guidelines* state that "banners may be used on an area wide basis and can include overall Potomac Yard identification or specific areas of importance, such as retail concentrations, major plazas, etc." Regarding the retail banners specifically, the *Guidelines* state that, "the business name may only be included if approved through a Comprehensive Sign Plan."

The applicant is requesting five (5) decorative banners located along US Route 1. The decorative banners, which would be the first decorative banners in Potomac Yard, will consist of a blue background and lighter blue stripes, with no speech. These decorative banners are not counted towards the total sign area, consistent with decorative banners previously approved by the County Board. The County Board has in the past determined that the use of non-moving decorative banners is appropriate associated with sites which share the following characteristics: mixed-use projects with a significant retail component where the County Board has, through policy actions, established the project as a focal point for redevelopment in the area surrounding it, and sought to encourage the retail component of the project and emphasize the project's pedestrian orientation, and where a comprehensive program of banners and other signs can help reinforce the unity of the project, particularly the retail component, and emphasize the focal point of the project. Potomac Yard meets these criteria.

Also proposed are seven (7) retail banners all located along U.S. Route 1, which will all reflect the retail tenants on South Clark Street. These will contain tenant names, which will be determined at the tenant leasing stage. The banners are to be fixed to the building with mounting brackets, and will contain LED spot lighting. The proposed banners would be consistent with what has been approved for Land Bay F in Potomac Yard. Four (4) projecting signs, each twenty-four square feet (24 sq. ft) in area along U.S. Route 1 were approved on December 9, 2006 to help identify retail tenants in the interior courtyard of Land Bay F. Originally staff did not support the four (4) projecting signs along Route 1 in Land Bay F, as they were considered directory signs and would not direct a pedestrian to the retail spaces in the interior courtyard. However, the challenges faced by retail tenants on interior courtyards in attracting patrons to new retail areas was recognized, and the County Board approved the four (4) projecting signs with a review in ten (10) years to determine if the signs are needed once the retail is established.

All of the banners are proposed to be located at the same height, with the bottom at thirty-five feet (35') and the top at forty-seven feet (47'). The *Sign Guidelines* define any sign above thirty-five feet (35') as rooftop signs. The proposed banners would be considered rooftop signs, but are not major rooftop signs typically proposed along the roofline of the building. On a large building like this one, these signs are on the lower half of the building, but nonetheless defined as rooftop signs. The *Sign Guidelines* state that projects are limited to no more than two (2) rooftop signs. To ensure that the retail on South Clark Street is visible and is leased, staff recommends departing from the typical rooftop sign definition and guidelines for this unique circumstance. In light of this, staff is developing sign guideline amendments to address the circumstances presented by the banners in Land Bay E-West, and through that process will likely recommend that signs on large buildings not be defined as "rooftop" signs unless they are near the top of the building. The proposed retail banner signs need to be placed at a height of thirty-five feet (35') to allow for visibility. Staff recognizes that Potomac Yard was a brownfield where retail has not historically been present. Land Bay E-West in particular faces challenges with the retail being located along South Clark Street and the internal plaza between the buildings. In addition, the building includes a large retail component (over 70,000 square feet). The applicant has met with Planning and Arlington Economic Development (AED) staff to discuss the height, and has submitted elevations of how the banners will look, given the setback of the buildings from Route 1, the topography of the site, and the proposed transitway in front of the buildings (See attached elevations). The applicant has also submitted a letter from the Streetsense consulting firm stating that the proposed banners signs are "key to the success of the retail" (see attached letter). The proposed retail banners would count towards the total sign area of the project, and would not be counted as rooftop signs, even though they are above thirty-five feet (35'). Staff supports the proposed banners at a height of thirty-five feet (35'), with a review by the County Board in ten (10) years to determine if the banners are needed once the retail has been established. The applicant has agreed to this condition.

Staff notes that only seven (7) retail banners are proposed, even though there are nine (9) retail tenants on the site (one (1) retail tenant on Route 1, and eight (8) on South Clark Street). The applicant states that the retail tenant on Route 1 will not need a banner displayed, as their retail will be visible and they will also have two (2) façade signs. The applicant recognizes that at least one (1) retail tenant on South Clark Street may not have the opportunity for a banner on Route 1. Staff recommends limiting the number of retail and decorative banners to those approved with this comprehensive sign plan, and not approving additional banners on Land Bay E-West, and is recommending a condition to this effect (Condition # 79.b.2).

Other Retail Signs: The *Sign Guidelines* state that each retail tenant shall be permitted a maximum of two (2) identification signs, one (1) sign per tenant frontage. The applicant is proposing two (2) signs per tenant - an awning and a façade sign - in most of the retail tenant locations on South Clark Street. Some additional façade and blade signs are proposed on the other street frontages and in the internal plaza between the buildings, which would raise the number of some retail tenant signs above two (2). Staff has reviewed the proposed sign locations and has determined that the additional retail signs are appropriate at the proposed locations. Generally, the tenants that will have more than two (2) tenant signs are those that have corner locations, such as the tenant on the corner of South Clark Street and South Glebe Road, or on the

corner of South Clark Street and the internal plaza area. The additional retail signs would help orient pedestrians, and would make the internal retail more visible.

Building Identification Signs: National Gateway building identification signs are also proposed. One of them will be placed on the curved wall on the South Glebe/U.S. Route 1 elevation. Due to the topography of the site, the eastern portion of the sign is thirty-four feet (34') off the ground, and the western portion is thirty-six feet (36') off the ground. Staff has determined that this building identification sign is considered a rooftop sign only because of thirty-five-foot (35') height. It is not typical rooftop tenant sign placed on the roofline of the building. Staff supports the location of the building identification sign on the curved wall, as it provides Land Bay E-West with a sense of character and identifies the building as "National Gateway". In addition, a wall mounted sign is a better alternative to a freestanding sign placed at the base of the building. The sign is proposed to be Halo-lit, but will not directly face the residential building in Land Bay F. The proposed building identification sign will not be treated as a rooftop sign, but will be counted towards the overall sign area. The proposed amendments to the *Sign Guidelines* should also address circumstances such as this. Two other building identification signs will be under a canopy in the internal plaza area on Route 1 and South Clark Street, and will not be lit. Staff supports their location.

Proposed Directional Signs: The *Potomac Yard Overall Guidelines* state that buildings with multiple entrances of the building may have a directory or directional signs at major entrances, subject to approval of a Comprehensive Sign Plan. Three (3) directional signs are proposed; two (2) wall mounted signs facing the internal plaza near the U.S. Route 1 side of the building, and one (1) freestanding directional sign on the edge of the internal plaza near the South Clark Street side of the building. Staff supports the location and design of the proposed directional signs. Although located on the edge of the internal plaza area, the directional signs are counted towards the overall sign area, as they are visible from public right-of-way. Consistent with other freestanding signs approved in Land Bay F in Potomac Yard, the applicant has agreed to a condition that the freestanding directional sign be reviewed in ten (10) years to determine if the freestanding sign should remain after the retail in Land Bay E-West is established.

Major Tenant Rooftop Signs: The applicant is proposing two (2) major tenant rooftop signs facing U.S. Route 1. These are true "rooftop" signs located along the roofline of the building. The size proposed is consistent with what is called for in the *Sign Guidelines*. The signs are proposed to be back-lit with Halo-style lighting, and the applicant has committed to timing of the signs, and dimmable lighting which would allow the intensity of the lighting to be reduced by fifty (50) percent. The signs will not face a residential neighborhood, as the uses across Route 1 are Service Industry and Government and Community Facilities.

CONCLUSION: The comprehensive sign plan will create a strong sense of place and a lively environment for Potomac Yard Land Bay E-West. The signs are generally in compliance with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*, with the exception of the proposed banner signs proposed to be placed just above thirty-five feet (35'), and the portion of the building identification sign just above thirty-five feet (35'). However, staff supports the banners at this time and at this location, as they are needed to ensure the retail tenants can have fair visibility in an area where a large amount of retail has been approved where retail not been present before. Further, the signs are consistent with staff's thinking in preparing

sign guideline revisions. In addition, the applicant agrees that the banners and the freestanding sign will be reviewed in ten (10) years to determine if they should remain once the retail in Land Bay E-West is established. The sign package as a whole will provide easily understood pedestrian connections and will be compatible with the existing architecture of the building. Therefore, staff recommends approval of the site plan amendment for a comprehensive sign plan, as set forth in the table in this report and the Comprehensive Sign Plan for National Gateway dated November 5, 2008, as prepared by Gallagher & Associates, subject proposed new condition # 79, and all previous conditions, and with a County Board review in ten (10) years.

Revised Potomac Yard PDSP Condition:

46. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, and the banner signs above 35', but placed no higher than 47' above finished grade, approved on November 15, 2008 for Land Bay E_West, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

New condition # 79:

79. The developer agrees that the project signs, including building identification, directional, retail, and rooftop signs, shall be consistent with the comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, as approved by the County Board on November 15, 2008.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed 932 square feet. All other changes to the approved signs will require site plan approval or amendment.

Retail tenant signs shall be permitted for the new construction as follows:

a. Minor modifications to this approval of signs shall be subject to review and approval by the Zoning Administrator prior to the issuance of all sign permits to determine that they are consistent with the purpose and intent of the approval.

b. The retail tenant signs shall conform to the standards of Section 34 of the Zoning Ordinance, except to the extent those ordinance standards are modified by it, the adopted comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, and the following criteria, in which case the signs shall conform to the adopted comprehensive sign plan:

    1) For each space occupied by a tenant, the tenant is permitted up to three (3) retail signs along South Clark Street, which may consist of a combination of awning, façade, and blade signs. Additional retail tenant signs are permitted in the form of banners along Route 1, entrance window signs, or retail signs located in the interior plaza area between the two (2) buildings of Land Bay E-West, and along South Glebe Road, so long as the maximum total sign area does not exceed one

(1) square foot per linear foot of the tenant's frontage, and so long as the number and general location of signs are consistent with what is shown on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008.

2) The applicant agrees that the banners will be limited to seven (7) retail banners, and five (5) decorative banners, with a total of twelve (12) total banners. Eleven (11) of those banners will be placed along Route 1, and one (1) retail banner will be placed on South 35th Street, as depicted on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008. The applicant agrees that the number of retail banners permitted on Land Bay E-West is limited to seven (7), and that the number of decorative banners is five (5), and that at no time will additional retail or decorative banners be approved for Land Bay E-West.

3) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit.

4) Retail signs shall be illuminated only during the hours of operation of the corresponding retail establishment.

5) Maintenance of the banners shall be the sole responsibility of the applicant. The banners shall be maintained in good condition.

c. The developer agrees that the twelve (12), twenty-one square foot (21' sq. ft.) decorative and retail banner signs located along U.S. Route 1 and South 35th Street, and the freestanding directory sign located along South Clark Street in the internal plaza area, have been approved in order to encourage economic development of new retail areas, and that they will be reviewed in ten (10) years to determine if the banner signs and freestanding signs should be permitted after November 2018, when the retail area is established. The developer agrees that such a review may include a determination that the banner signs and freestanding signs shall be permanently removed at that time, and the developer agrees to remove the signs within twenty-one days after such a determination.

d. The applicant agrees that the two (2) major tenant rooftop signs shall not be illuminated between the hours of 12:00 a.m. and 5:00 a.m., seven days per week. The applicant agrees that the two (2) major tenant rooftop signs will include dimmable lighting that will allow the applicant to adjust the rooftop sign's lighting intensity by 50%. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000	**South Tract:** Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18. Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway. Approved a rezoning from "M-1" to "C-O-1.5". Approved a Phased Development Site Plan for a mixed-use office, retail, hotel and residential development. Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue. **North Tract:** Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public". Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment-Hotel.
February 9, 2002	Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.
March 23, 2002	Approved a final site plan for Land Bay A, for office and retail development totaling 654,000

	square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.
April 20, 2002	Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.
December 9, 2003	Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.
December 9, 2003	Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.
July 10, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.
September 18, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.
November 16, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.
February 1, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.
May 17, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.
July 9, 2005	Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and

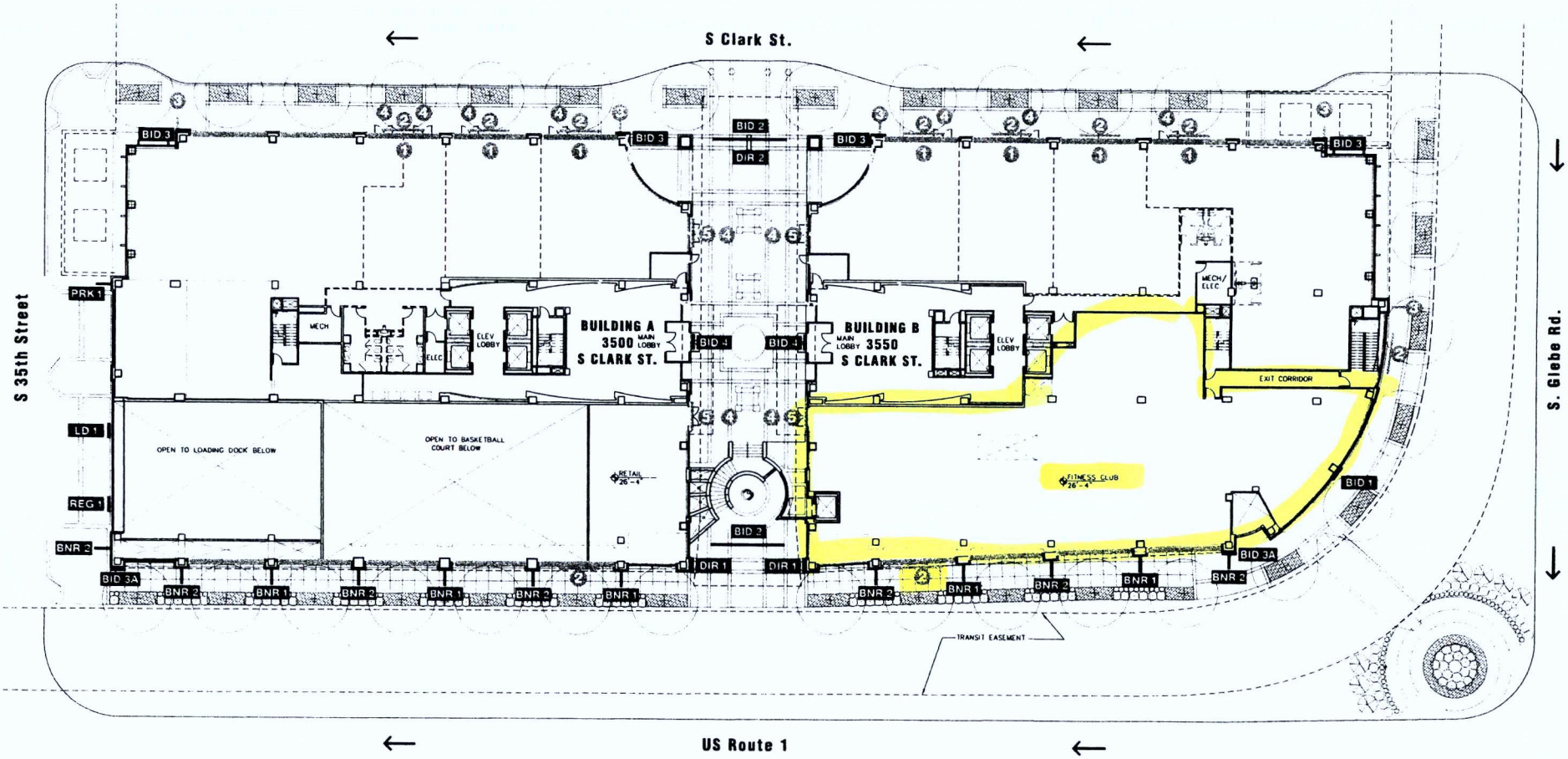
	uses for the north and south office buildings, subject to amended Condition #57.
April 22, 2006	Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).
September 16, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F). Staff was directed to revise the *Potomac Yard Overall Sign Guidelines* to accommodate additional retail signs in new retail areas. Note: condition was revised at December 9, 2006 County Board meeting.
December 9, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F) with a revised Condition # 77 and amended *Potomac Yard Overall Sign Guidelines*.
January 27, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.
March 17, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.
April 21, 2007	Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4. Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail. Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square feet of residential GFA, 331 units and 15,868 square feet of ground floor retail. Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square

	feet of office GFA and 71,418 square feet of ground floor retail.
	Approved Conceptual Design Plan for Center Park.
November 13, 2007	Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072)
	Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)
September 13, 2008	Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.
October 18, 2008	Approved comprehensive sign plan amendment for two (2) freestanding signs in Land Bay F, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (October 2018).

Approved Sign Conditions for Potomac Yard Land Bay E-West:

Potomac Yard PDSP Condition:

The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.



KEY - RETAIL

- BB.1 - Retail Awning
- BB.2 - Retail Façade
- BB.3 - Retail Blade Sign
- BB.4 - Entrance Window Info
- BB.2A - Retail Façade - Plaza

KEY - Building Exterior

BID 1 Building ID (façade)	BID 4 Vinyl Building ID	DIR 2 Directory (ground)
BID 2 Building ID (canopy)	BNR 1 Banner	LD 1 Loading Dock ID
BID 3 Building Address / ID	BNR 2 Banner (retail)	PRK 1 Parking ID (blade)
BID 3A Building ID	DIR 1 Directory (wall)	REG 1 Parking Clearance

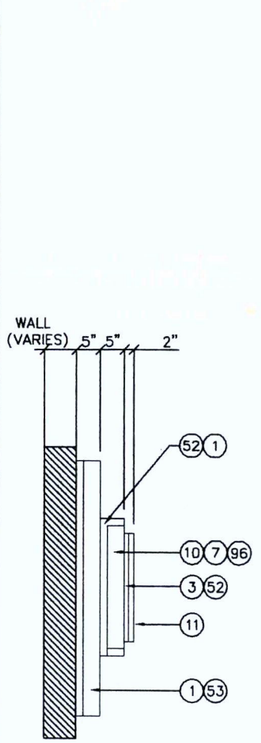
National Gateway
Arlington, VA

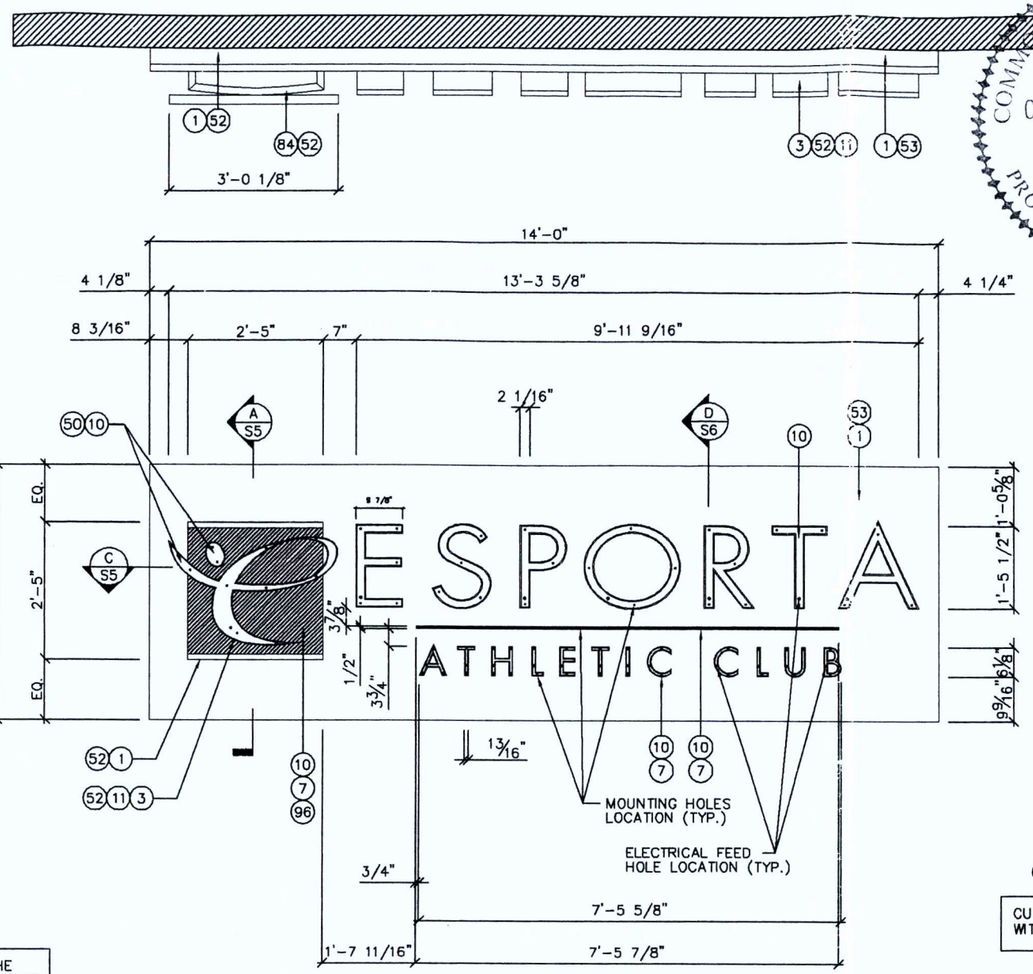
Land Bay E West Site Plan - Full

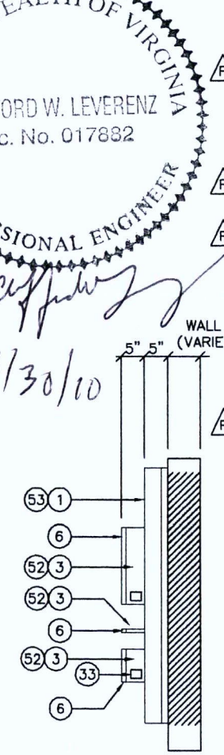
DATE 11.05.2008
PHASE Comp. Plan
PROJECT NO 9916.01
SCALE As Noted
DESIGN BY DR
DRAWN BY MA

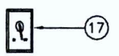
Gallagher & Associates

B.2









(POSITION VARY)

CUTOFF SWITCH TO BE WITHIN SIGHT OF SIGN

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

3/30/10

BILL OF MATERIAL

ITEM	QTY.	DESCRIPTION	SPECS.
1	90 sq.ft.	.125" ALUM. SHEET	3003
2	33 sq.ft.	.063" ALUM. LETTER BACKING FASTENED TO ALUM. RETURN	3003
3	90 ft.	.040" X 5 1/2" ALUMINUM LETTER RETURN L-WRAPPED	
6	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 3/4")	
7	13 sq.ft.	3M #3630 CARDINAL RED VINYL FILM (1ST SURFACE APPLIED)	
8	126	SLOAN V SERIES RED LED (SEE SHEET #4, DETAIL #6)	
9	112	SLOAN V SERIES WHITE LED (SEE SHEET, DETAIL #6)	
10	35 sq.ft.	3/16" THICK #7328 WHITE POLYCARBONATE	
11	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 1")	
12	AS REQ'D.	PAINT INTERIOR FLAT REFLECTIVE WHITE	
13	AS REQ'D.	WELD-ON 16 & RESIN BOND	
14	AS REQ'D.	.050" ROUTED-OUT ALUMINUM BAFFLE W/ WHITE PRECOAT	
16	AS REQ'D.	U.L. LISTED JUNCTION BOX	
17	1	SAFERTY SWITCH, 20A RAIN TIGHT, MULBERRY #30486	
18	3	60 WATT, 12V POWER SUPPLY (SLOAN# 701507-MOD277)	
19	AS REQ'D	3/16" x 1 1/2" x 1 1/2" ALUMINUM ANGLE	
20	AS REQ'D	1/4" x 2" x 2" ALUMINUM ANGLE	
21	AS REQ'D	ISOTEC 3 #14AWG (UL) CL3P	
22	10	3/8"-16, S.S. THREADED ROD X LENGTH T.B.D.	
23	10	3/8-16 HEX NUT W/ LOCK WASHER	
24	76	3/8-16 ALUMINUM RIVNUT	
25	76	3/8-16 BOLT X LENGTH T.B.D.	
26	AS REQ'D	1/2-20 ALUMINUM FEMALE THREADED ROD w/ DOUBLE NUTS	
27	AS REQ'D	1/2" DIA. SEALTITE CONDUIT	
29	AS REQ'D	RIVET, ALUMINUM #43, 1/8"ø x 1/4"	
30	AS REQ'D.	#8 S.S. X 3/4" FLAT HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
31	AS REQ'D	U.L. LISTED CONDUIT AS PER LOCAL CODES	
32	AS REQ'D	PRE-DRILLED 5/16"ø DRAIN HOLE w/ LIGHT BAFFLE	
33	–	LOCATION OF ELECTRICAL & U.L. LABELS	
35	AS REQ'D.	IDEAL MODEL #74B WIRE-NUT WIRE CONNECTOR (YELLOW), UL	
36	AS REQ'D.	#8 S.S. PAN HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
37	AS REQ'D.	IDEAL #30-146 PRE-INSULATED CRIMP CONNECTOR, UL	
50	AS REQ'D.	#3630-20 WHITE VINYL FILM (2ND SURFACE APPLIED)	
52	AS REQ'D.	PAINT SHERWIN WILLIAMS GENESIS SEMI GLOSS LIGHT GRAY	
53	AS REQ'D.	PAINT TO MATCH EXISTING BUILDING COLOR	
81	AS REQ'D.	7/8", HEYCO #2124 PLASTIC BUSHING	
82	AS REQ'D.	1" X 1/8" ALUMINUM FLAT STOCK	
83	AS REQ'D.	1" X 1" X 1/8" FORMED ALUMINUM ANGLE	
84	AS REQ'D.	1" X 1 1/2" X 1/8" FORMED ALUMINUM RETAINER w/ RADIUS	
85	AS REQ'D.	ROD SPACER w/1/2" THRU HOLE x THICK (T.B.D.)	
90	16 ft.	1 1/2" HINGE	
91	AS REQ'D.	1/8 X 1/2" X 1" ALUMINUM CHANNEL	
95	AS REQ'D.	CLEAR SILICONE CAULK, APPLY TO ALL WALL PENETRATION	
96	AS REQ'D.	HEAT FORMED BEND	
97	AS REQ'D.	24" PROP LATCH	

DESIGN LOADS ARE BASED ON THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2006) USING EXPOSURE C AND 90 MPH WINDS.

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 63.0 sq. ft.
ESTIMATED SIGN WEIGHT: 400 Lbs.

THIS SIGN TO BEAR THIS MARK
Underwriters Laboratories Inc.
ELECTRIC SIGN

SIGN INTERIOR TO BE PAINTED GLOSS ENAMEL WHITE FOR MAXIMUM REFLECTIVITY

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

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

ELEVATIONS

SCALE: 3/8"=1'-0"
REF. #

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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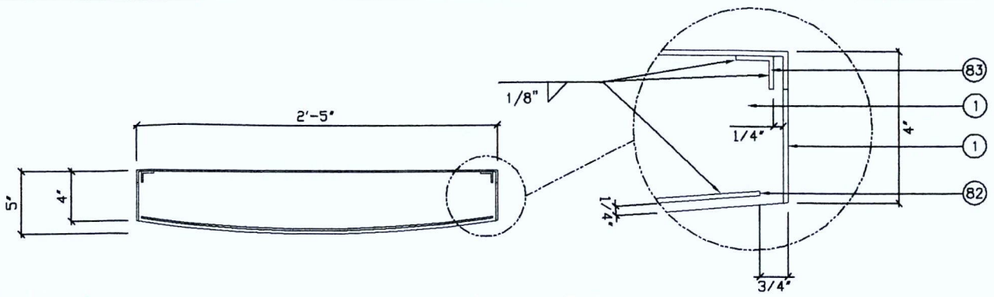
icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:
LA FITNESS.
ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

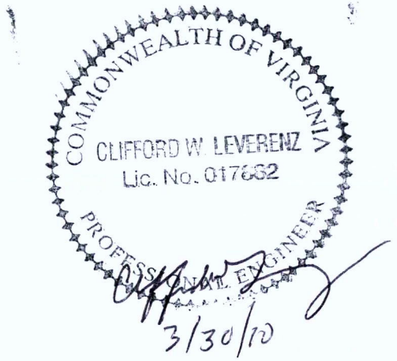
JOB #	APPROVED BY / DATE
REQUEST: 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S1 of 7

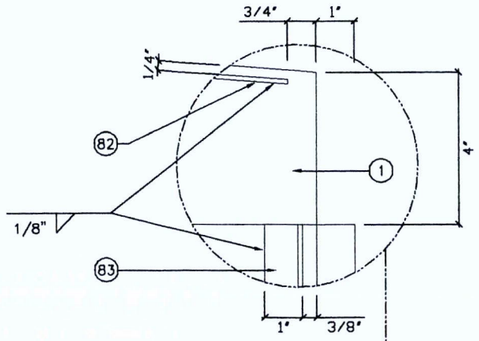


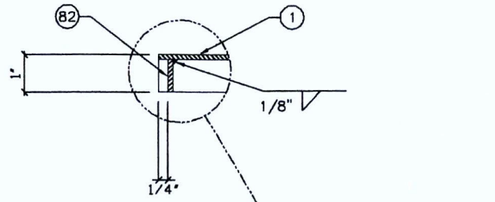
SECTION

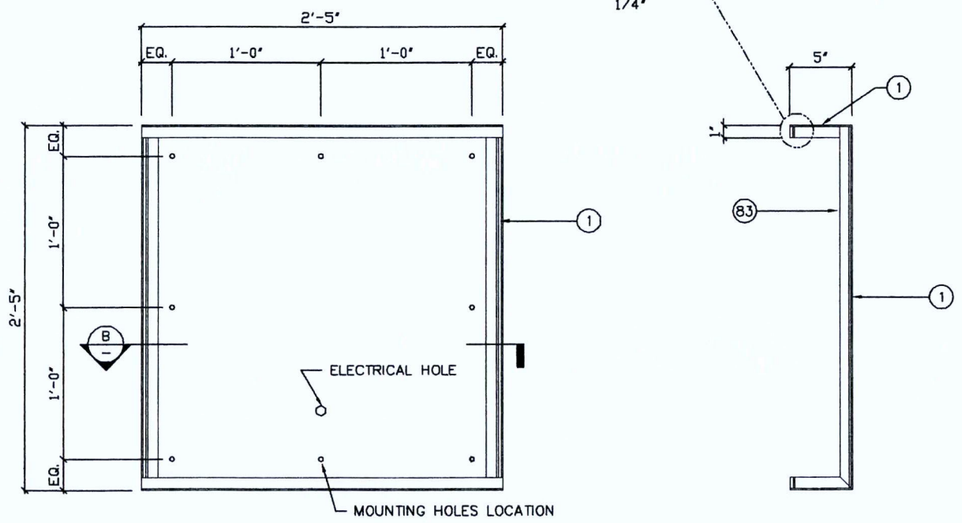
SCALE: 1"=1'-0"
REF. #

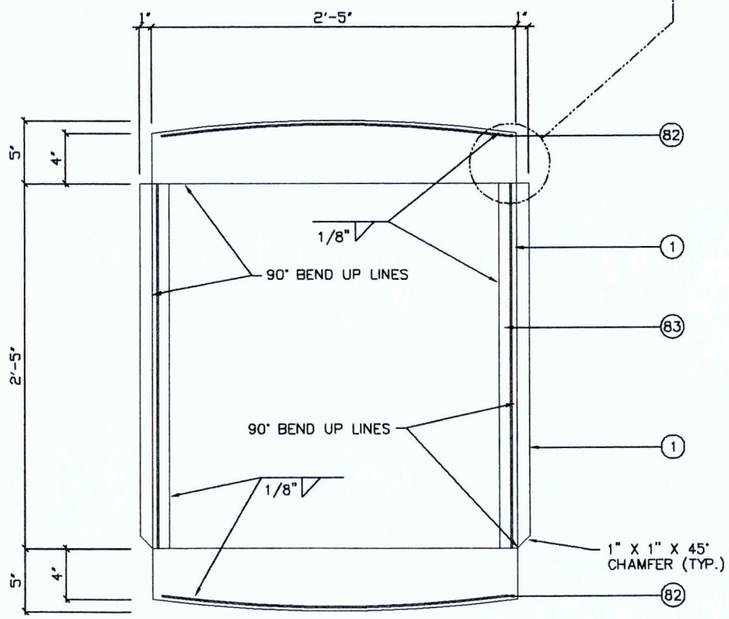
B











CABINET DETAIL

SCALE: 1"=1'-0"
REF. #

1

CABINET BACK SHEET & ANGLE SUPPORT

SCALE: 1"=1'-0"
REF. #

2

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

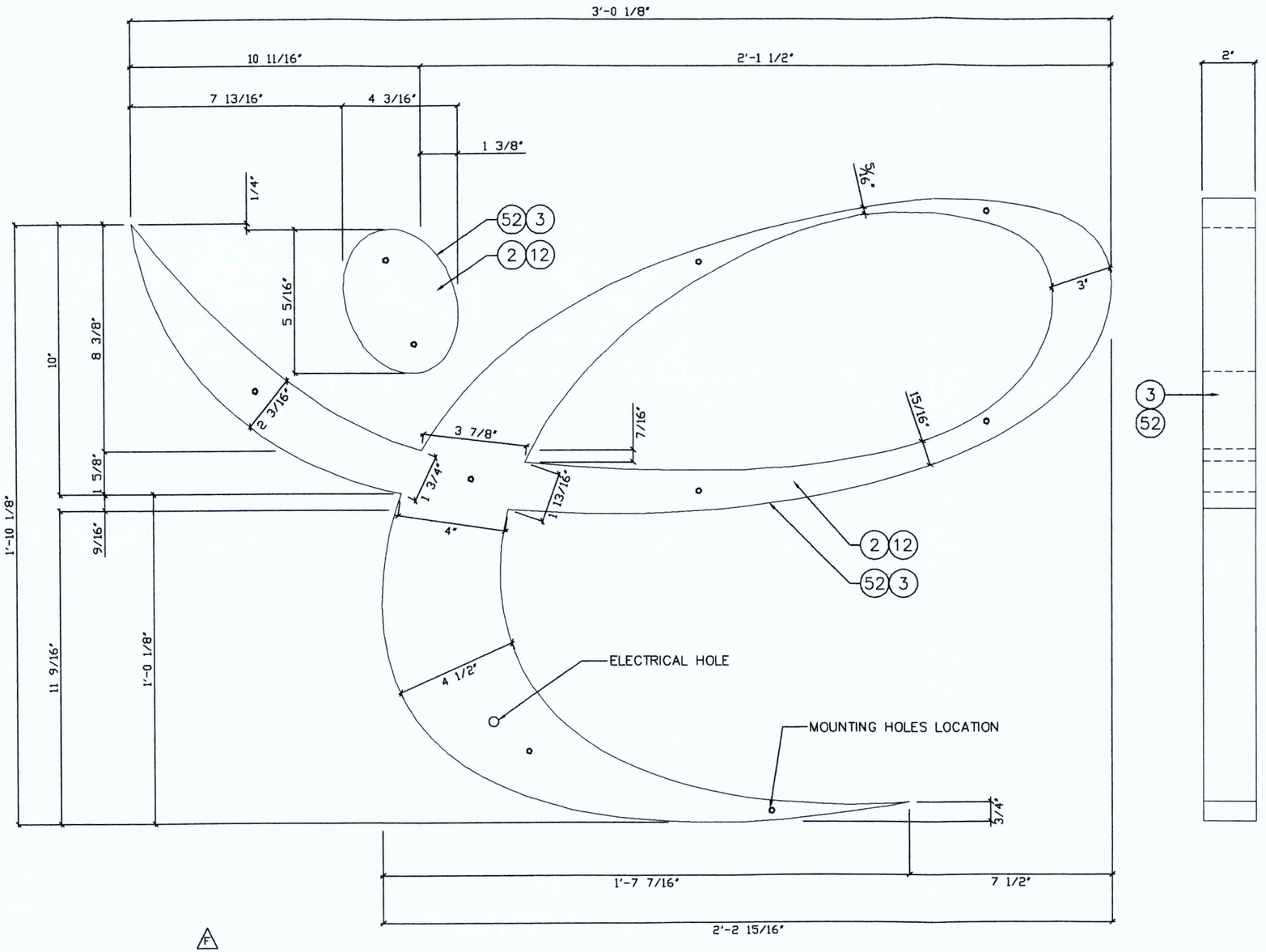
PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

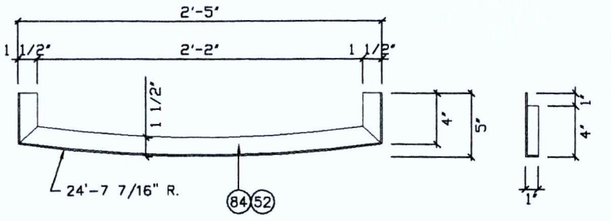
TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S2 of 7



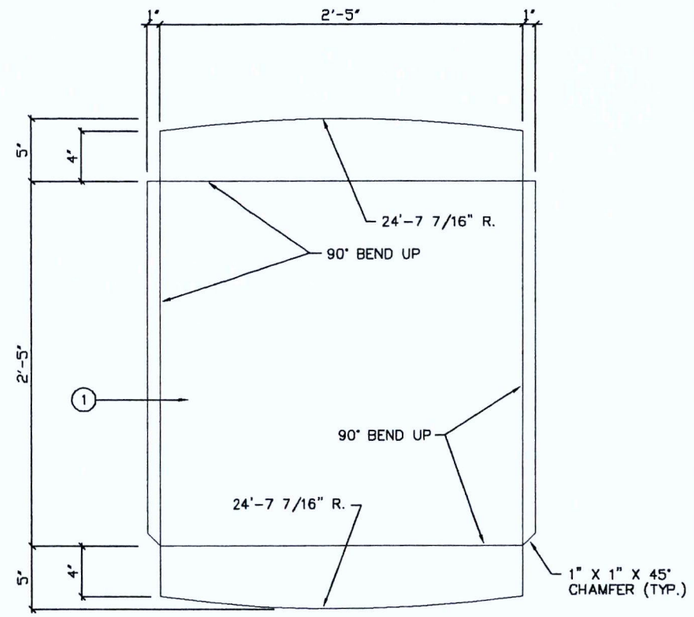
LOGO DETAIL

SCALE: 1 1/2"=1'-0"	3
REF. #	



DETAIL CABINET RETAINER (QTY. 2)

SCALE: 1"=1'-0"	4
REF. #	



DETAIL CABINET SHEET BENDING

SCALE: 1"=1'-0"	5
REF. #	

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
No. 021-010962
PROFESSIONAL ENGINEER
5/30/10

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

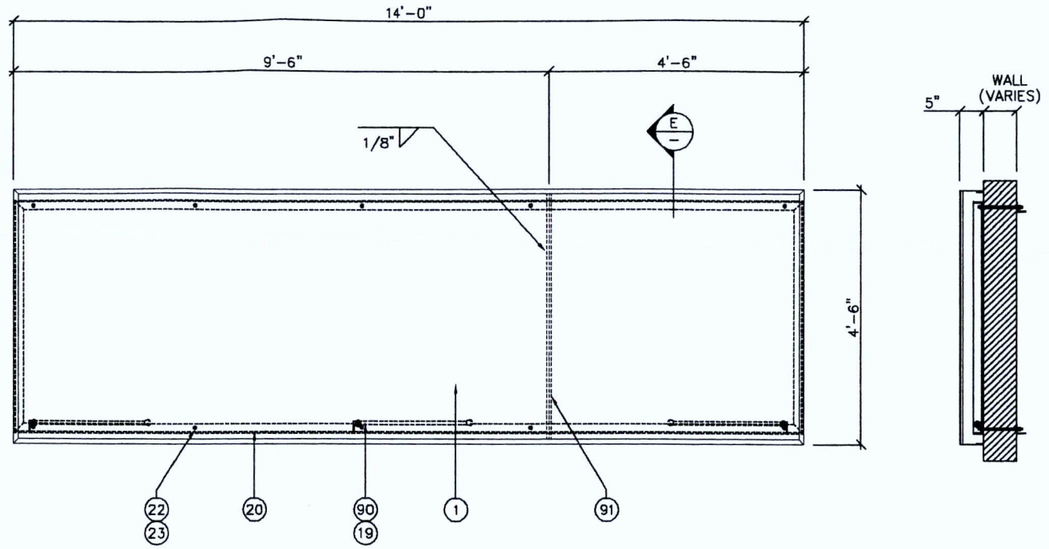
PROJECT:

L A | F I T N E S S

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S3 of 7



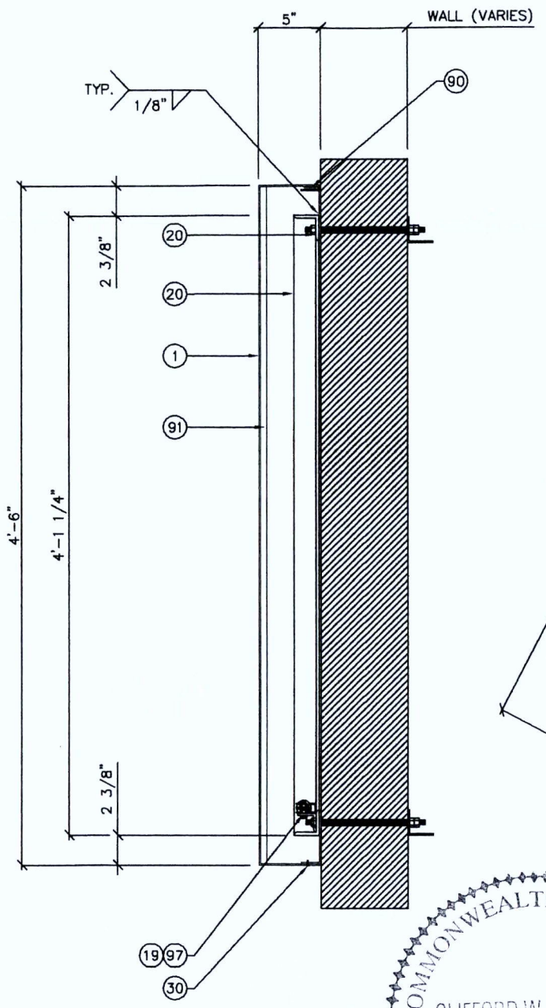
F

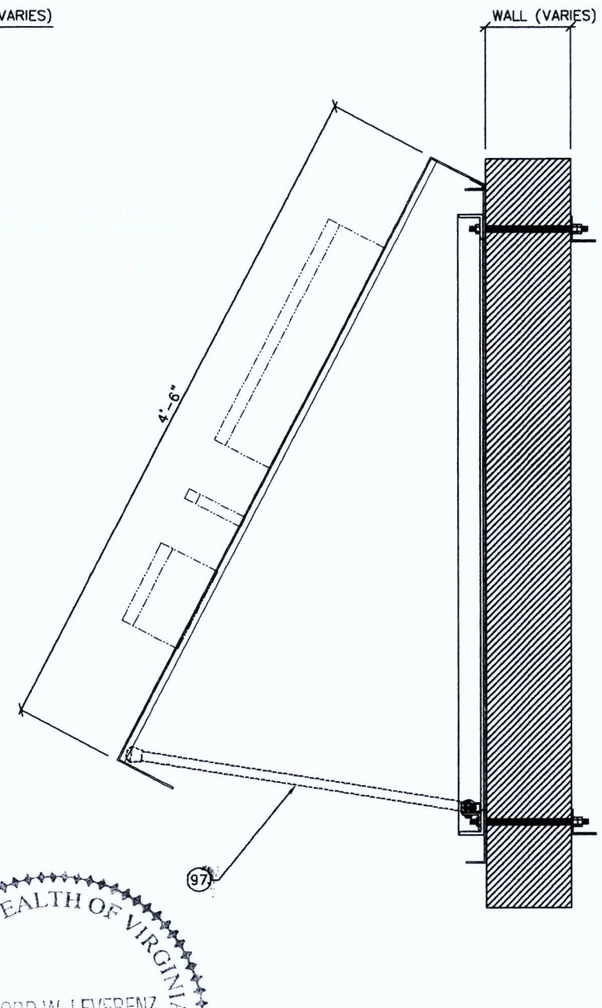
ELEVATIONS – BACKER PANEL

SCALE: 3/8"=1'-0"
REF. #

–

SCALE: –
REF. #





COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

F

SECTION

SCALE: 1 1/2"=1'-0"
REF. #

E

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #		APPROVED BY / DATE
REQUEST:	78935	ENGR. MGR.:
DRAWN:	AJH	OPR. MGR.:
DATE:	12/22/09	PROJ. MGR.:
SCALE:	AS NOTED	SALES MGR.:
FILE:	LAF0060F	SHEET # S7 of 7

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

2) V SERIES WHITE LAID OUT AT 3 MODULES PER FOOT, 5" ON CENTER
V SERIES WHITE LAID OUT AT 4 MODULES PER FOOT, 2" ON CENTER – e LOGO
V SERIES RED LAID OUT AT 3 MODULES PER FOOT, 4" ON CENTER ON LOGO
V SERIES RED LAID OUT AT 4 MODULES PER FOOT, ONE ROW ON SMALL TEXT AND UNDERSCORE

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 60 V SERIES WHITE/RED MODULES

4) LAYOUT BASED ON A 5" CAN DEPTH

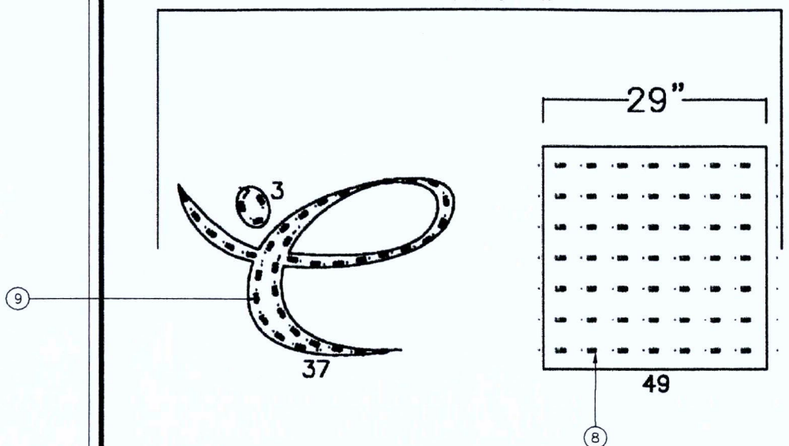
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

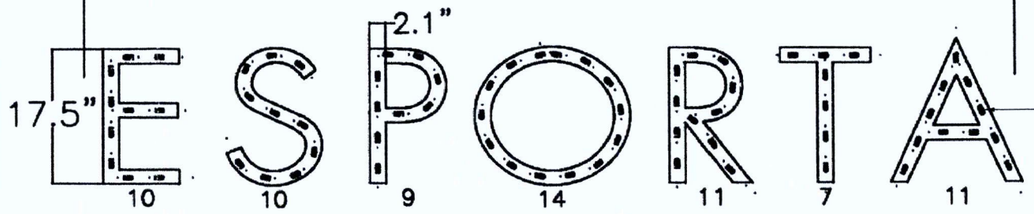
SloanLED
Leaders in LED Technology
www.SloanLED.com Phone 805.676.3200
Toll-Free 888.747.4LED Fax 805.676.3206

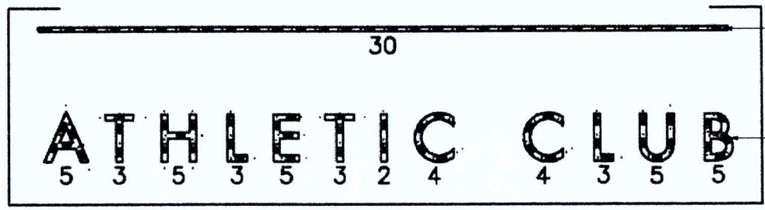
Part # – 701269-WLP-MB
Part # – 701269-RLP-MB

Power Supply #1



Power Supply #2





Power Supply #3

ESTIMATED PRODUCT B.O.M. PER SIGN:
112 Each V Series White Modules – 38'
126 Each V Series [ ] Modules – 42' **(RED COLOR)**
3 Each Modular 60 Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	ICON IDENTITY
KM/kam	3/23/2010	ESPORTA

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

△F

DETAIL LED LAYOUT

SCALE: n.t.s.
REF. #

6

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
△E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
△F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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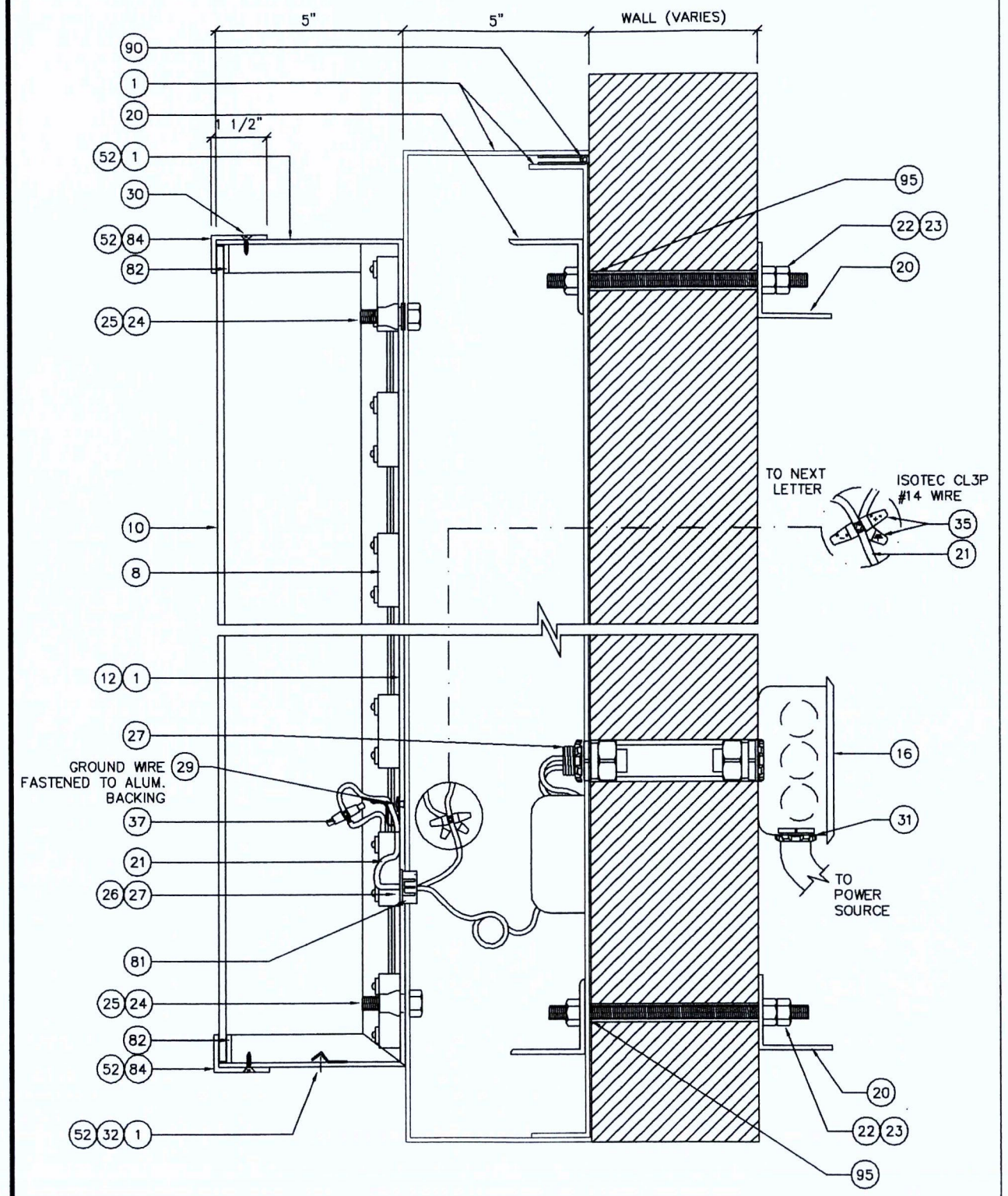
icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:
LA FITNESS.
ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

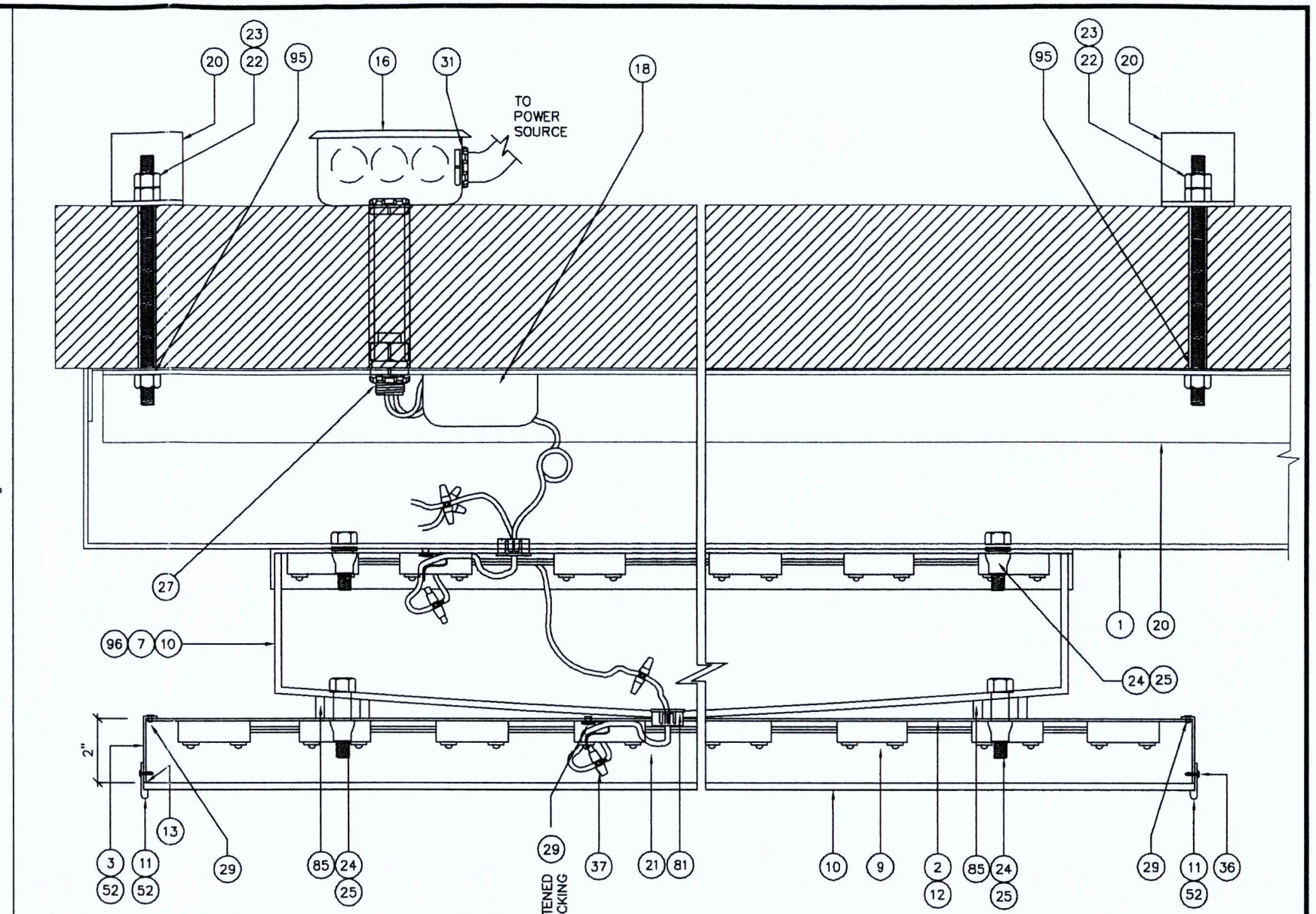
JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S4 of 7



SECTION – CABINET ONLY

SCALE: 3"=1'-0"
REF. #

A



COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

WARNING!:
CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS

NOTE:
1. MOUNT POWER SUPPLY TO BACK OF THE CHANNEL LETTER. MAINTAIN A 0.5" CLEARANCE FROM ANY SIDE OF THE POWER SUPPLY TO THE WALLS OF THE CHANNEL LETTER
2. USE AT LEAST 2 OF THE MOUNTING HOLES WITH EITHER AN #8 OR #10 SCREW.
3. FOR SELF-CONTAINED LETTERS, MAINTAIN A 0.5" SPACING BETWEEN THE TETRA STRIP AND THE POWER SUPPLY TO AVOID SHADOWS.

SECTION – CABINET & LOGO "e"

SCALE: N.T.S.
REF. #

C

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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Identity Solutions
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ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

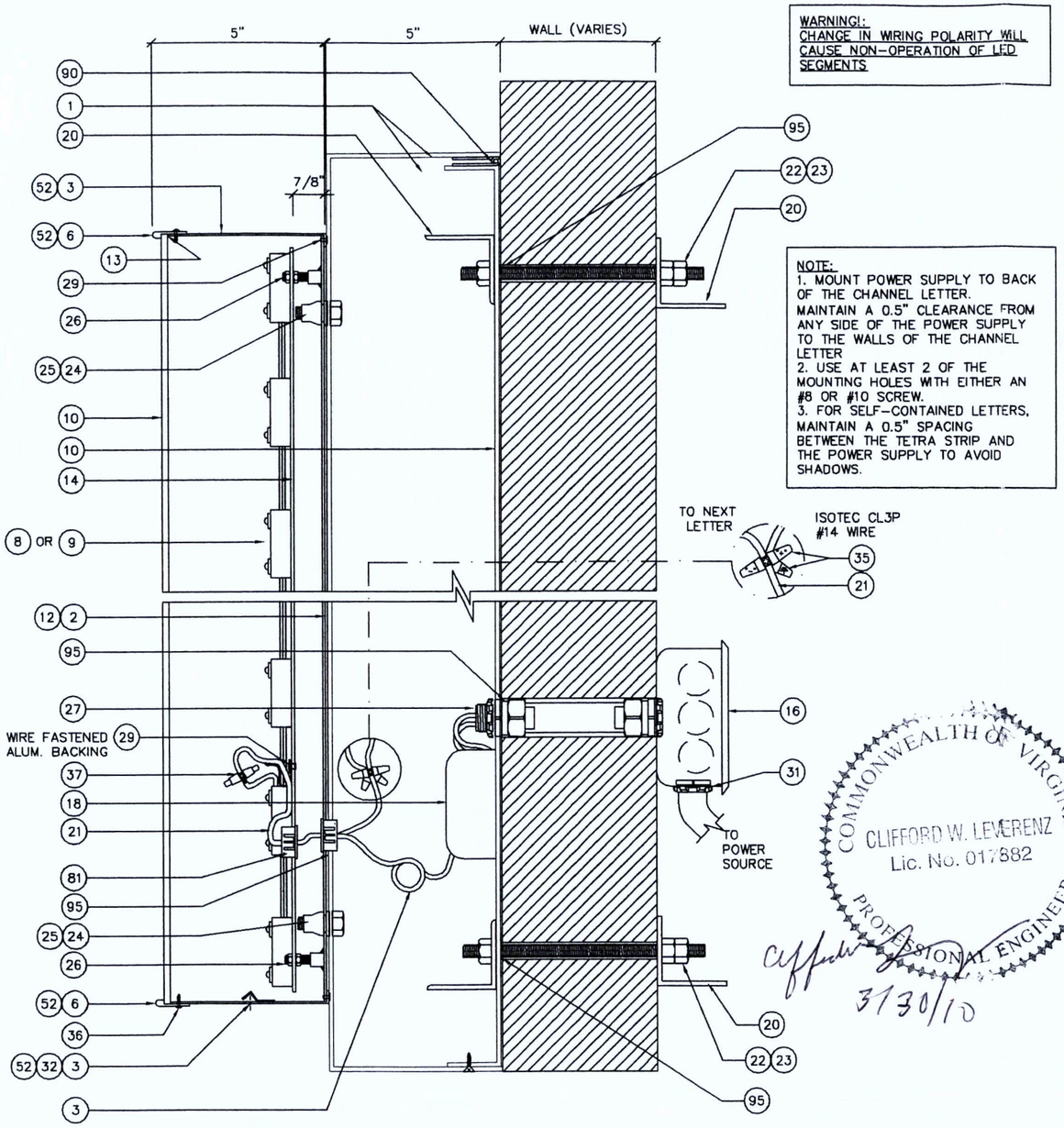
PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S5 of 7



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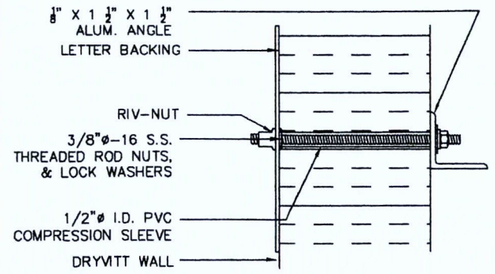
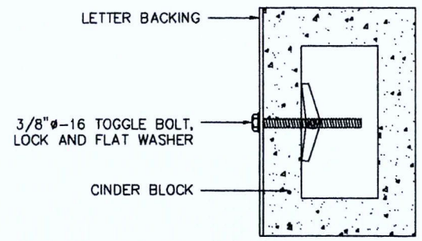
COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

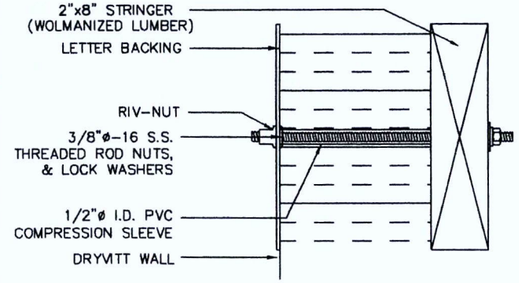
SECTION | SCALE: 3"=1'-0" | REF. # | D



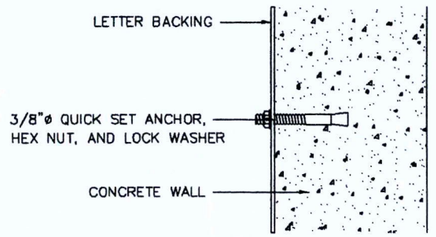
THREADED ROD W/ ALUM. ANGLE | SCALE: N.T.S. | REF. # | 3.3



TOGGLE BOLT | SCALE: N.T.S. | REF. # | 4.4

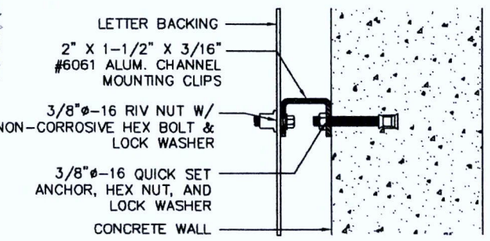


THREADED ROD | SCALE: N.T.S. | REF. # | 2.2



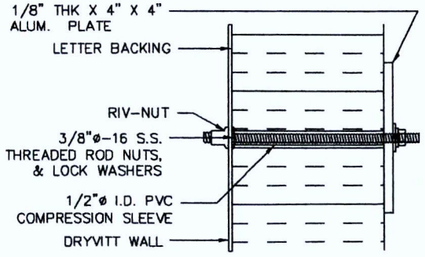
5" MINIMUM EMBEDMENT

QUICK SETS | SCALE: N.T.S. | REF. # | 5.5



5" MINIMUM EMBEDMENT

C- CHANNEL | SCALE: N.T.S. | REF. # | 1.1



THRU WALL | SCALE: N.T.S. | REF. # | 6.6

DETAIL - MOUNTING OPTIONS | SCALE: N.T.S. | REF. # | 7

REVISIONS			
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1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:
LA FITNESS.
ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
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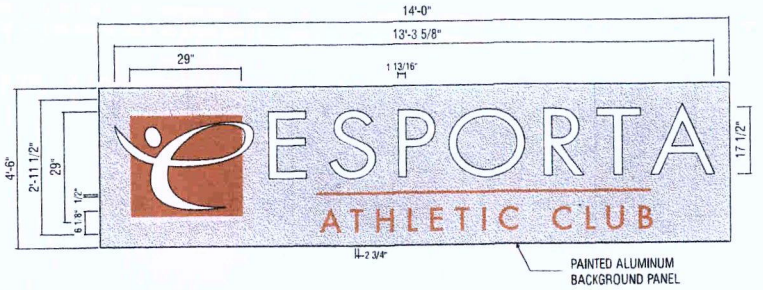
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S6 of 7



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.)

SIGN #1
QTY: 1
NOTE
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM

SIDE VIEW
SCALE: 3/8"=1'-0"



ELEVATION
SCALE: N.T.S.

ESPORTA ATHLETIC CLUB

SIGN #1, #2

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT (CLIENT CONTRACTOR ____/____/____ DATE)

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 10

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DATE: 11/17/09	Rev. 6: 03/02/10	REVISION NOTES:	
Rev. 1: 01/06/09	Rev. 7: 03/10/10		
Rev. 2: 01/14/10	Rev. 8: 03/22/10		
Rev. 3: 01/27/10	Rev. 9: 03/23/10		
Rev. 4: 02/02/10	Rev. 10: 00/00/00		
Rev. 5: 02/23/10	Rev. 11: 00/00/00		

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

DRAWINGS PREPARED BY:
The Icon Companies
icon Identity Solutions East Coast Sign Advertising
ims ImageCare Maintenance Services

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

ZONING ADMINISTRATION

2100 CLARENDON BOULEVARD, SUITE ~~910~~

PHONE 703.228.3883

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

4-5.2010
DATE OF APPLICATION

Address of Installation 3550 S. Glebe Street (3550 S. Clark) Zip Code 22202

Occupant Esporta Athletic Club

Sign Contractor Titan Sign Corp. Address 11001 Pierson Dr. Fredricksburg

☒ New Sign ☐ Repair ☐ Repaint ☒ Single Face ☐ Double Face

Sign Dimension 2'-11 X 13'-3 5/8" Total Square Feet 39 ☐

Flat against the building Yes Projecting 12" inches from the building.

Projecting N/A inches above the roof line. Free standing sign N/A

Located N/A feet from the street line. Projecting N/A inches over the building line.

If "V"-shaped sign, give degree of interior angle N/A. feet.

Is sign electrically wired? Yes Type of lighting: Internal LED (neon, etc.)

Indirect Source

Building feet of frontage. Lot feet of frontage.

Size Total Area

Remarks Sign installation of Esporta Athletic Club wall sign
Approved Comprehensive Sign Plan Document included with Permit.

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

Chuck Lancto
NAME (PLEASE PRINT)

SIGNATURE

11001 Pierson Dr., Ste H
ADDRESS

540-899-5334
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone Fee

C.R.I.F. No. Date

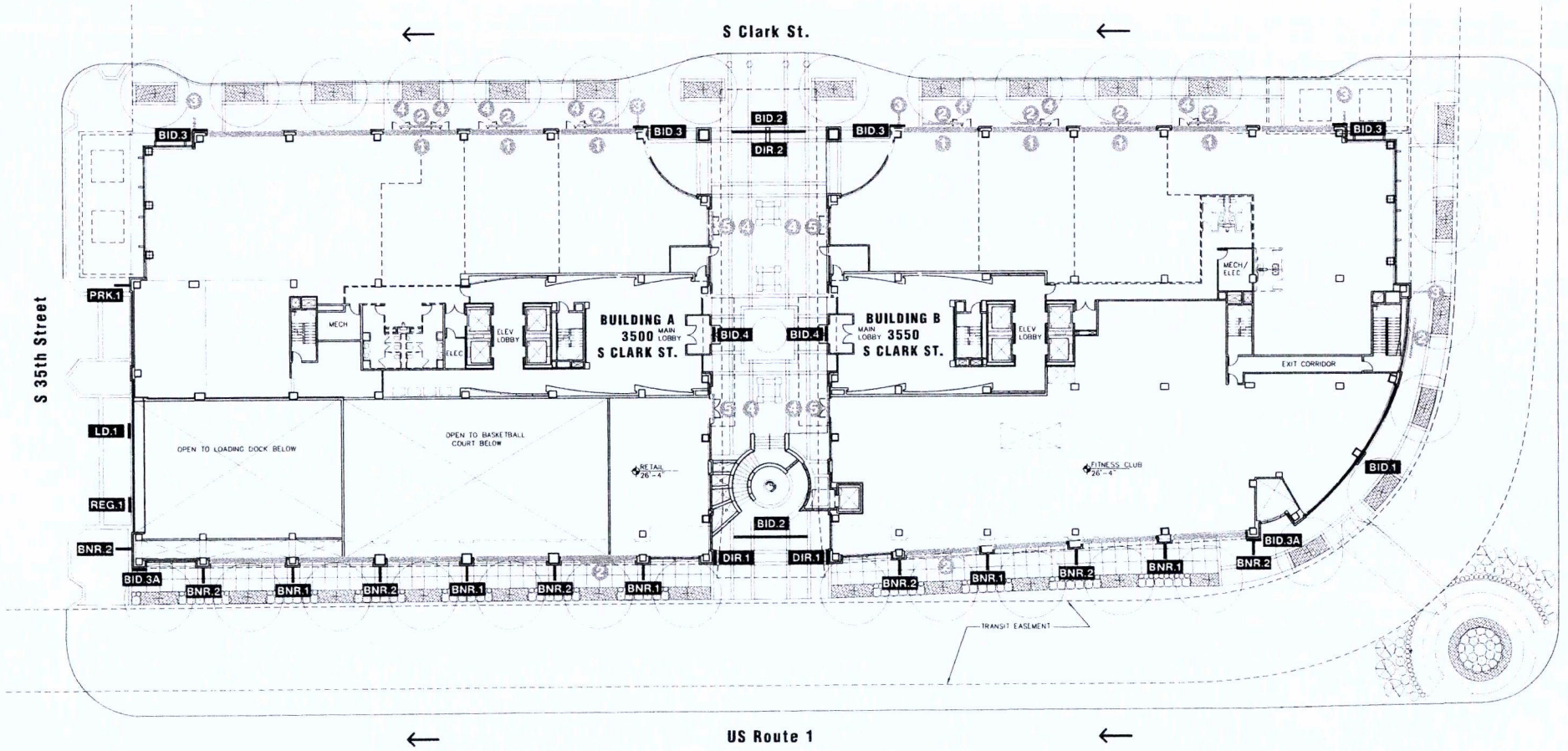
ELECTRICAL DIVISION APPROVED

BUILDING DIVISION APPROVED

COMMUNITY INSPECTIONS APPROVED

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.



KEY - RETAIL

1. BB.1 - Retail Awning
2. BB.2 - Retail Façade
3. BB.3 - Retail Blade Sign
4. BB.4 - Entrance Window Info
5. BB.2A - Retail Façade - Plaza

KEY - Building Exterior

BID.1	Building ID (façade)	BID.4	Vinyl Building ID	DIR.2	Directory (ground)
BID.2	Building ID (canopy)	BNR.1	Banner	LD.1	Loading Dock ID
BID.3	Building Address / ID	BNR.2	Banner (retail)	PRK.1	Parking ID (blade)
BID.3A	Building ID	DIR.1	Directory (wall)	REG.1	Parking Clearance

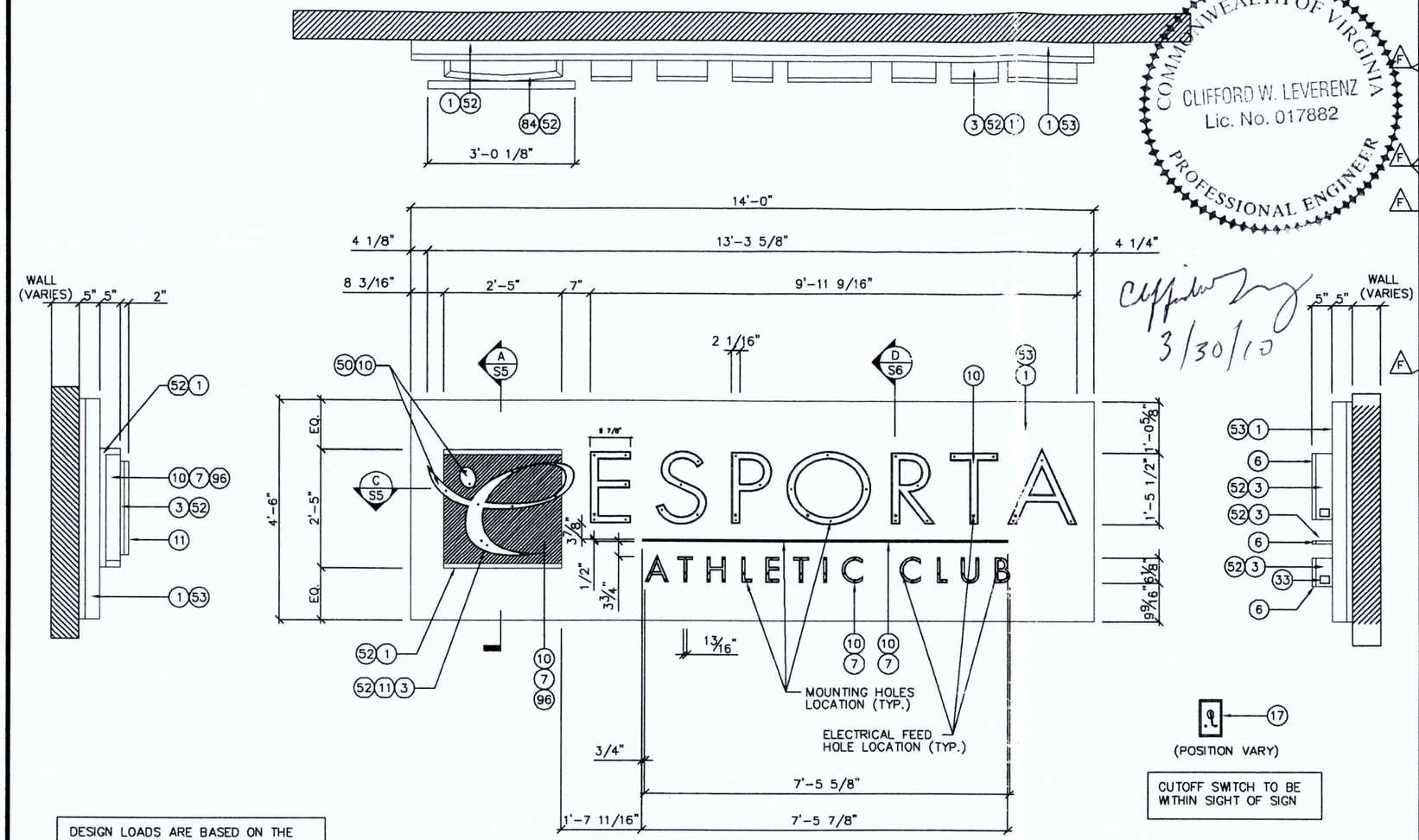
National Gateway
Arlington, VA

Land Bay E West Site Plan - Full

DATE	11.05.2008	SCALE	As Noted
PHASE	Comp. Plan	DESIGN BY	DR
PROJECT NO	9916.01	DRAWN BY	MA

Gallagher & Associates

B.2



CUTOFF SWITCH TO BE WITHIN SIGHT OF SIGN

DESIGN LOADS ARE BASED ON THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2006) USING EXPOSURE C AND 90 MPH WINDS.

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 63.0 sq. ft.
ESTIMATED SIGN WEIGHT: 400 Lbs.

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc.® ELECTRIC SIGN

SIGN INTERIOR TO BE PAINTED GLOSS ENAMEL WHITE FOR MAXIMUM REFLECTIVITY

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

NOTE:

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

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

3/30/10

BILL OF MATERIAL

ITEM	QTY.	DESCRIPTION	SPECS.
1	90 sq.ft.	.125" ALUM. SHEET	3003
2	33 sq.ft.	.063" ALUM. LETTER BACKING FASTENED TO ALUM. RETURN	3003
3	90 ft.	.040" X 5 1/2" ALUMINUM LETTER RETURN L-WRAPPED	
6	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 3/4")	
7	13 sq.ft.	3M #3630 CARDINAL RED VINYL FILM (1ST SURFACE APPLIED)	
8	126	SLOAN V SERIES RED LED (SEE SHEET #4, DETAIL #6)	
9	112	SLOAN V SERIES WHITE LED (SEE SHEET, DETAIL #6)	
10	35 sq.ft.	3/16" THICK #7328 WHITE POLYCARBONATE	
11	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 1")	
12	AS REQ'D.	PAINT INTERIOR FLAT REFLECTIVE WHITE	
13	AS REQ'D.	WELD-ON 16 & RESIN BOND	
14	AS REQ'D.	.050" ROUTED-OUT ALUMINUM BAFFLE W/ WHITE PRECOAT	
16	AS REQ'D.	U.L. LISTED JUNCTION BOX	
17	1	SAFERTY SWITCH, 20A RAIN TIGHT, MULBERRY #30486	
18	3	60 WATT, 12V POWER SUPPLY (SLOAN# 701507-MOD277)	
19	AS REQ'D	3/16" x 1 1/2" x 1 1/2" ALUMINUM ANGLE	
20	AS REQ'D	1/4" x 2" x 2" ALUMINUM ANGLE	
21	AS REQ'D	ISOTEC 3 #14AWG (UL) CL3P	
22	10	3/8"-16, S.S. THREADED ROD X LENGTH T.B.D.	
23	10	3/8-16 HEX NUT W/ LOCK WASHER	
24	76	3/8-16 ALUMINUM RIVNUT	
25	76	3/8-16 BOLT X LENGTH T.B.D.	
26	AS REQ'D	1/2-20 ALUMINUM FEMALE THREADED ROD w/ DOUBLE NUTS	
27	AS REQ'D	1/2" DIA. SEALTITE CONDUIT	
29	AS REQ'D	RIVET, ALUMINUM #43, 1/8"ø x 1/4"	
30	AS REQ'D.	#8 S.S. X 3/4" FLAT HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
31	AS REQ'D	U.L. LISTED CONDUIT AS PER LOCAL CODES	
32	AS REQ'D	PRE-DRILLED 5/16"ø DRAIN HOLE w/ LIGHT BAFFLE	
33	–	LOCATION OF ELECTRICAL & U.L. LABELS	
35	AS REQ'D.	IDEAL MODEL #74B WIRE-NUT WIRE CONNECTOR (YELLOW), UL	
36	AS REQ'D.	#8 S.S. PAN HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
37	AS REQ'D.	IDEAL #30-146 PRE-INSULATED CRIMP CONNECTOR, UL	
50	AS REQ'D.	#3630-20 WHITE VINYL FILM (2ND SURFACE APPLIED)	
52	AS REQ'D.	PAINT SHERWIN WILLIAMS GENESIS SEMI GLOSS LIGHT GRAY	
53	AS REQ'D.	PAINT TO MATCH EXISTING BUILDING COLOR	
81	AS REQ'D.	7/8", HEYCO #2124 PLASTIC BUSHING	
82	AS REQ'D.	1" X 1/8" ALUMINUM FLAT STOCK	
83	AS REQ'D.	1" X 1" X 1/8" FORMED ALUMINUM ANGLE	
84	AS REQ'D.	1" X 1 1/2" X 1/8" FORMED ALUMINUM RETAINER w/ RADIUS	
85	AS REQ'D.	ROD SPACER w/1/2" THRU HOLE x THICK (T.B.D.)	
90	16 ft.	1 1/2" HINGE	
91	AS REQ'D.	1/8 X 1/2" X 1" ALUMINUM CHANNEL	
95	AS REQ'D.	CLEAR SILICONE CAULK, APPLY TO ALL WALL PENETRATION	
96	AS REQ'D.	HEAT FORMED BEND	
97	AS REQ'D.	24" PROP LATCH	

ELEVATIONS

SCALE: 3/8"=1'-0"
REF. #

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:

LA FITNESS.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
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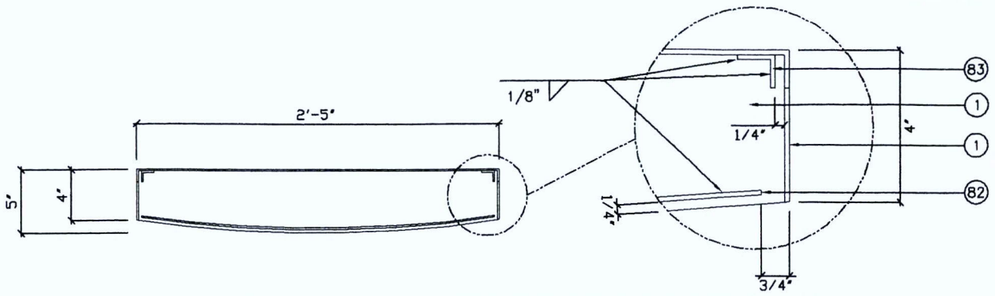
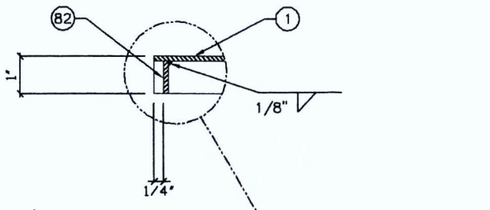
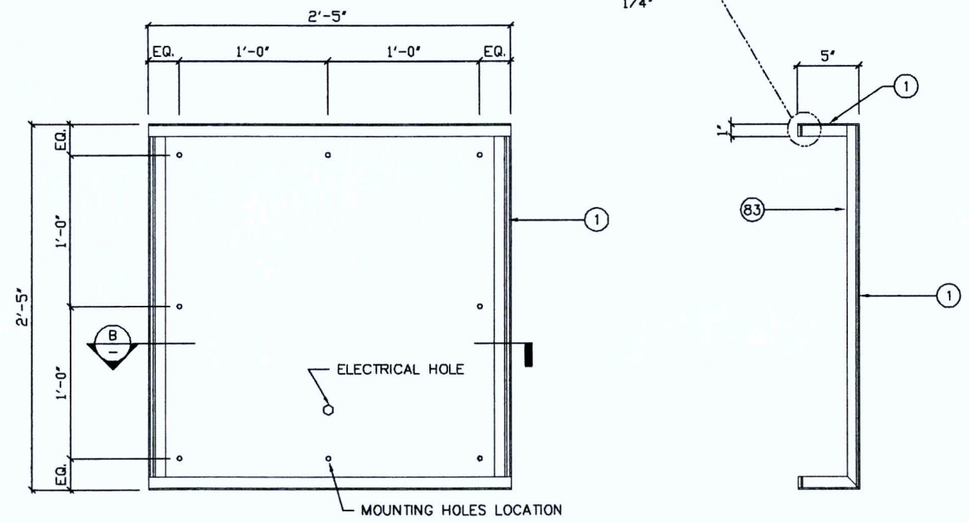
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S1 of 7

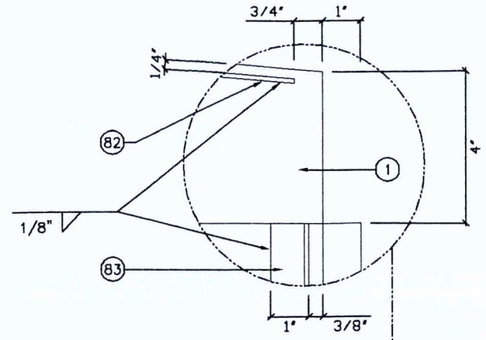


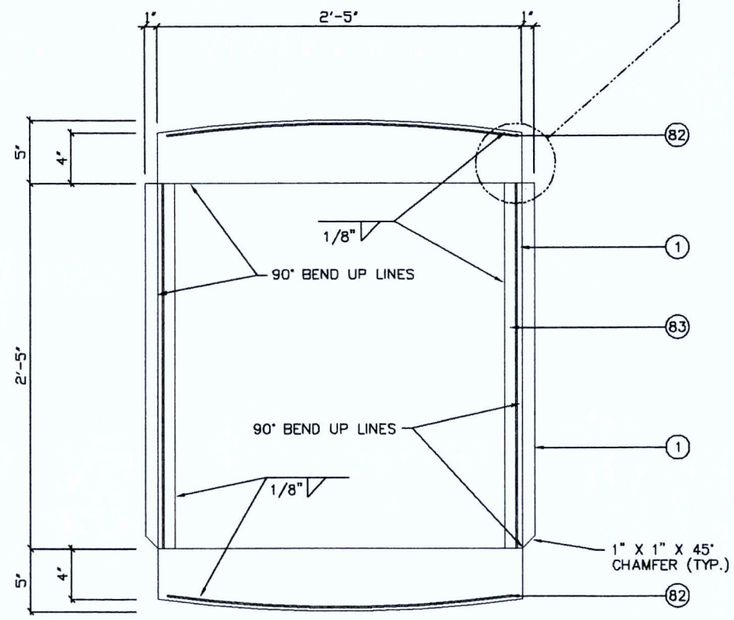
SECTION — SCALE: 1"=1'-0" — REF. # — B





CABINET DETAIL — SCALE: 1"=1'-0" — REF. # — 1





CABINET BACK SHEET & ANGLE SUPPORT — SCALE: 1"=1'-0" — REF. # — 2

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

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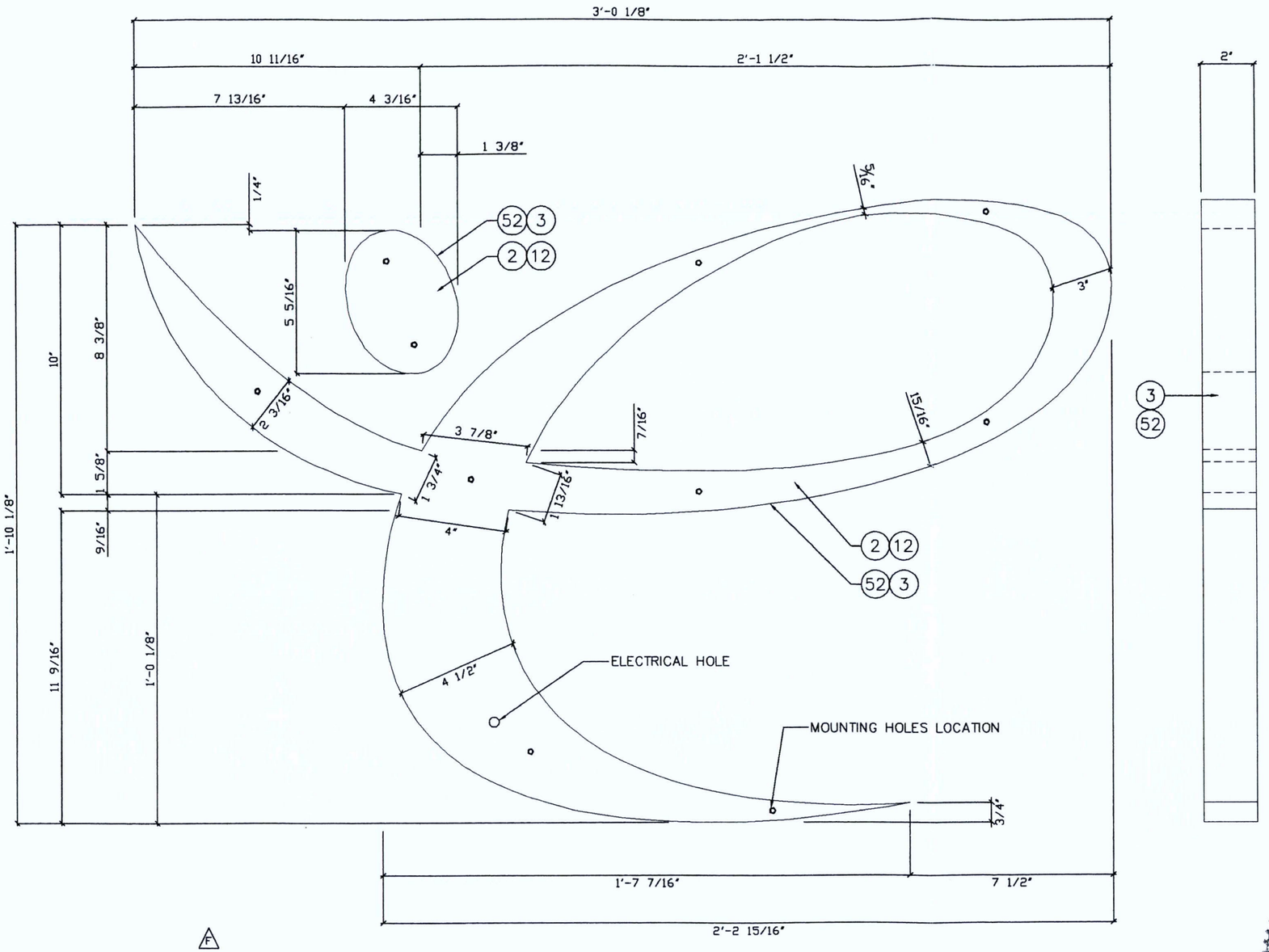
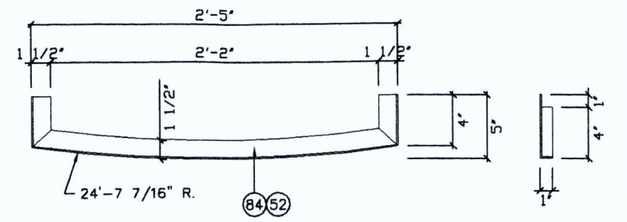
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S2 of 7



LOGO DETAIL

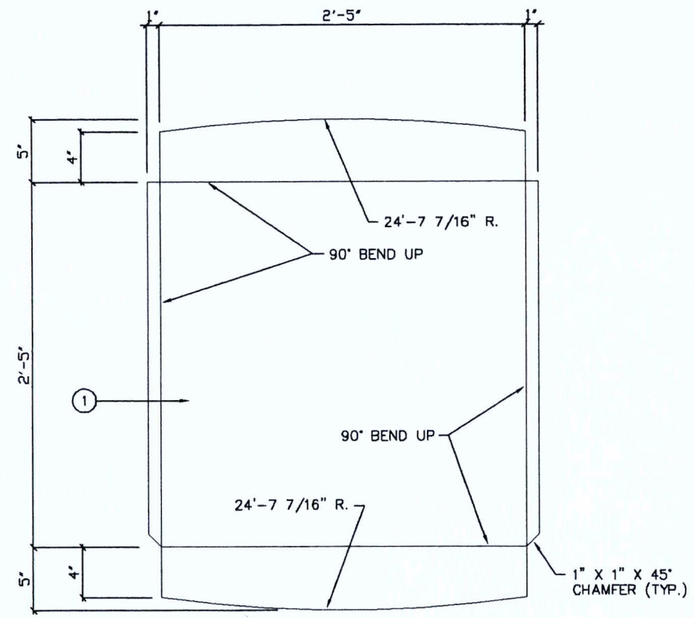
SCALE: 1 1/2"=1'-0"
REF. #



DETAIL CABINET RETAINER (QTY. 2)

SCALE: 1"=1'-0"
REF. #

4



DETAIL CABINET SHEET BENDING

SCALE: 1"=1'-0"
REF. #

5

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
LICENSED
PROFESSIONAL ENGINEER
3/30/10

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S3 of 7

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

2) V SERIES WHITE LAID OUT AT 3 MODULES PER FOOT, 5" ON CENTER
V SERIES WHITE LAID OUT AT 4 MODULES PER FOOT, 2" ON CENTER – e LOGO
V SERIES RED LAID OUT AT 3 MODULES PER FOOT, 4" ON CENTER ON LOGO
V SERIES RED LAID OUT AT 4 MODULES PER FOOT, ONE ROW ON SMALL TEXT AND UNDERSCORE

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 60 V SERIES WHITE/RED MODULES

4) LAYOUT BASED ON A 5" CAN DEPTH

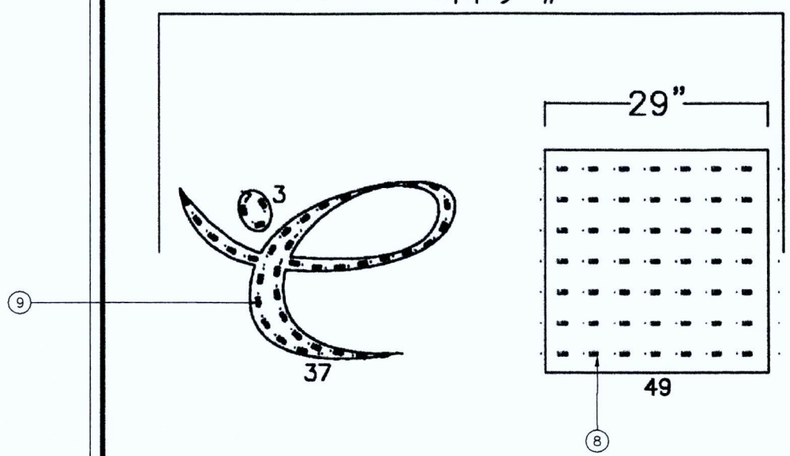
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

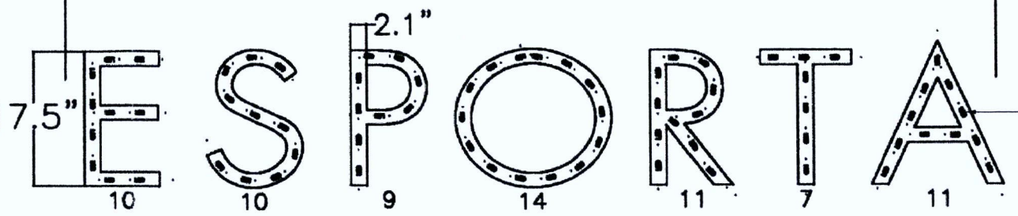
SloanLED
Leaders in LED Technology
www.SloanLED.com Phone 805.676.3200
Toll-Free 888.747.4LED Fax 805.676.3206

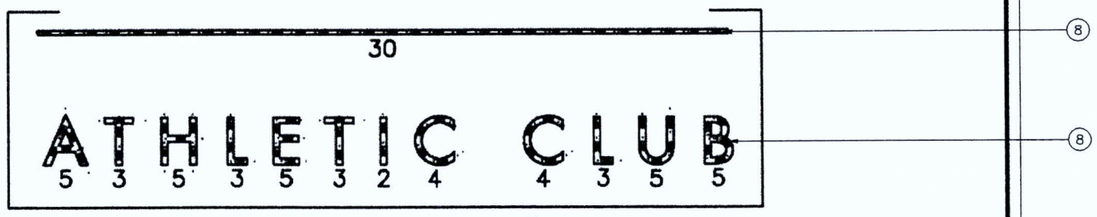
Part # – 701269-WLP-MB
Part # – 701269-RLP-MB

Power Supply #1



Power Supply #2





Power Supply #3

ESTIMATED PRODUCT B.O.M. PER SIGN:
112 Each V Series White Modules – 38'
126 Each V Series [ ] Modules – 42' (RED COLOR)
3 Each Modular 60 Power Supplies 12VDC
1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	ICON IDENTITY
KM/kam	3/23/2010	ESPORTA

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

F

DETAIL LED LAYOUT

SCALE: n.t.s.
REF. #

6

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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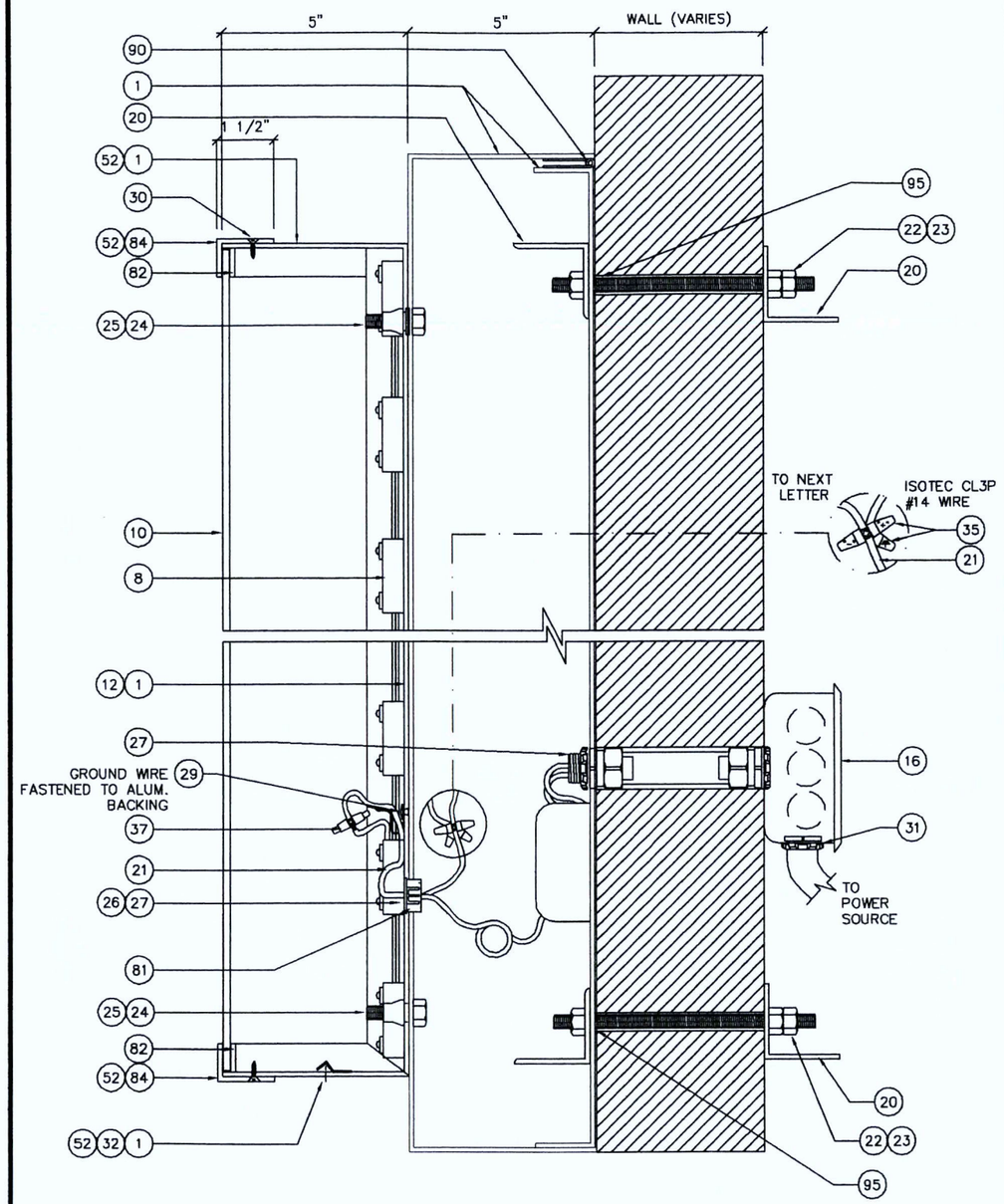
icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:
LA FITNESS.
ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

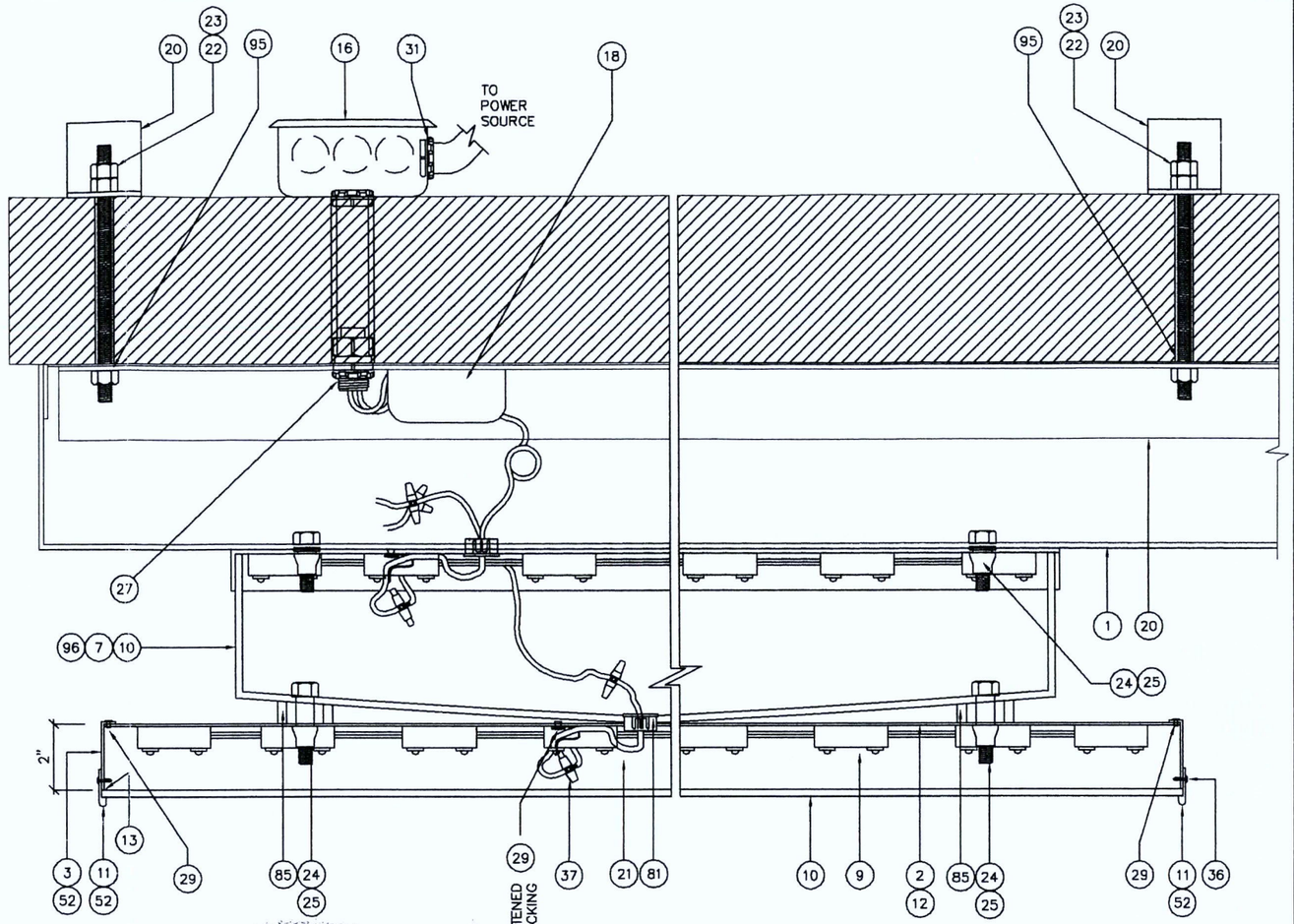
JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S4 of 7



SECTION – CABINET ONLY

SCALE: 3"=1'-0"
REF. #

A



COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

WARNING!:
CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS

NOTE:
1. MOUNT POWER SUPPLY TO BACK OF THE CHANNEL LETTER. MAINTAIN A 0.5" CLEARANCE FROM ANY SIDE OF THE POWER SUPPLY TO THE WALLS OF THE CHANNEL LETTER
2. USE AT LEAST 2 OF THE MOUNTING HOLES WITH EITHER AN #8 OR #10 SCREW.
3. FOR SELF-CONTAINED LETTERS, MAINTAIN A 0.5" SPACING BETWEEN THE TETRA STRIP AND THE POWER SUPPLY TO AVOID SHADOWS.

SECTION – CABINET & LOGO "e"

SCALE: N.T.S.
REF. #

C

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

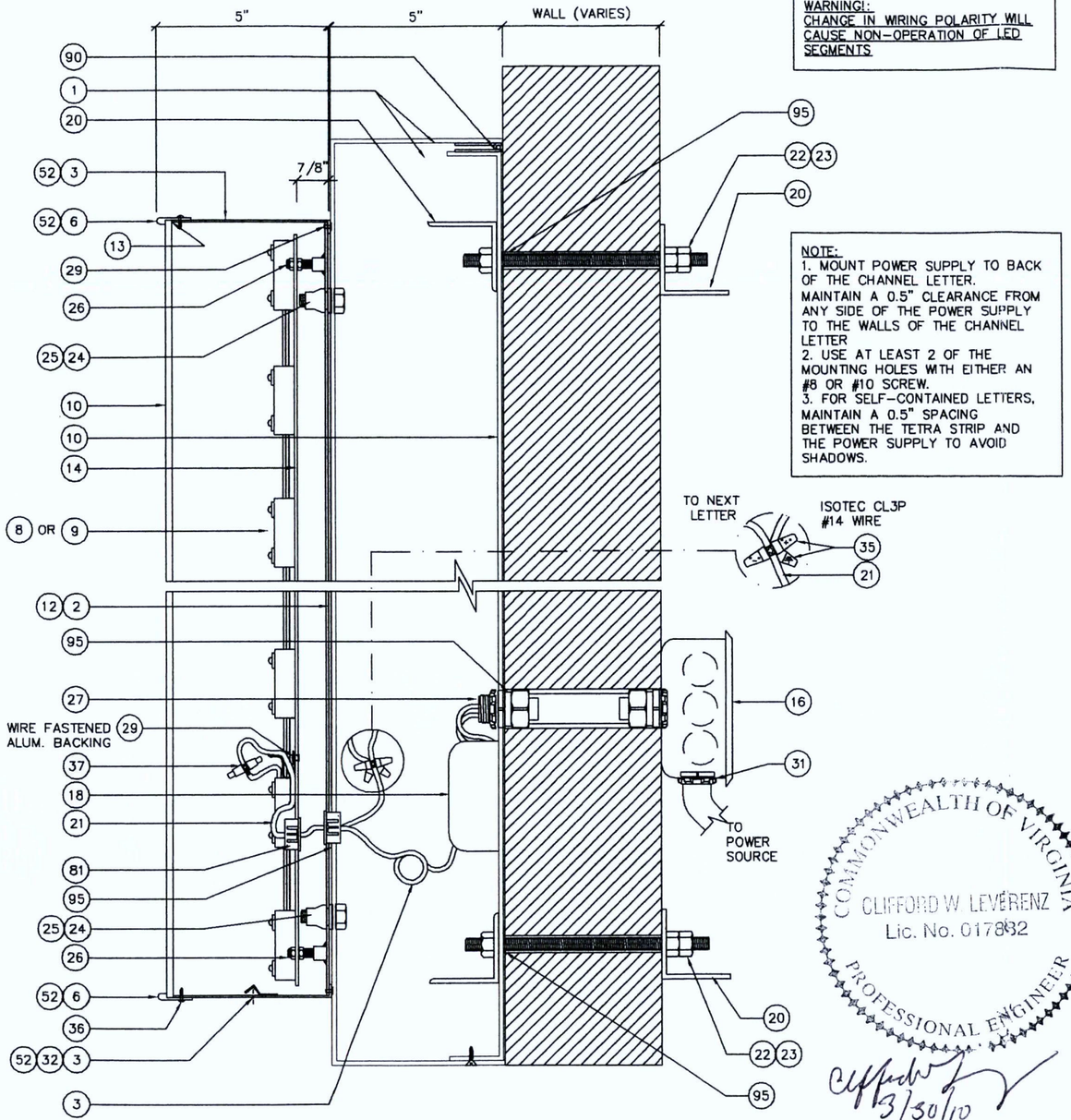
PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S5 of 7



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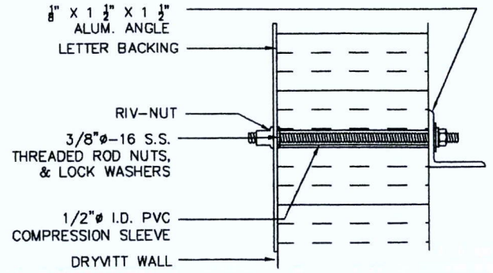
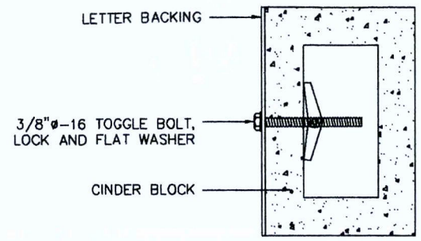
COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

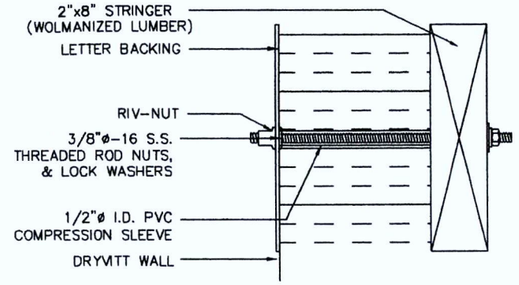
SECTION — SCALE: 3"=1'-0" — REF. # — D



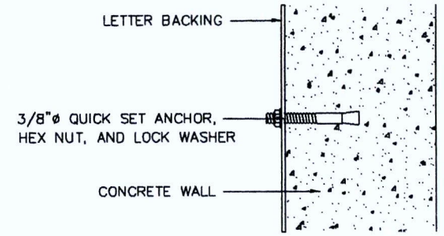
THREADED ROD W/ ALUM. ANGLE — SCALE: N.T.S. — REF. # — 3.3



TOGGLE BOLT — SCALE: N.T.S. — REF. # — 4.4

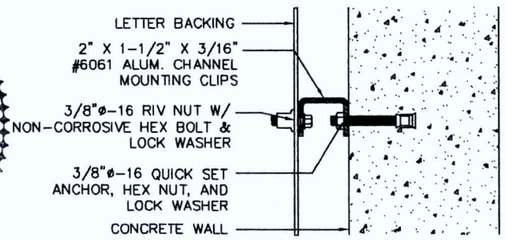


THREADED ROD — SCALE: N.T.S. — REF. # — 2.2



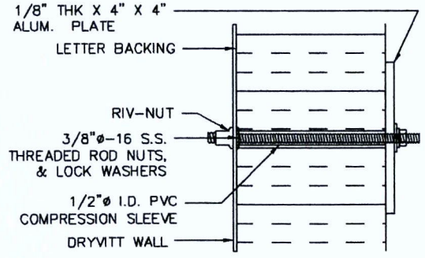
5" MINIMUM EMBEDMENT

QUICK SETS — SCALE: N.T.S. — REF. # — 5.5



5" MINIMUM EMBEDMENT

C- CHANNEL — SCALE: N.T.S. — REF. # — 1.1



THRU WALL — SCALE: N.T.S. — REF. # — 6.6

DETAIL - MOUNTING OPTIONS — SCALE: N.T.S. — REF. # — 7

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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icon Identity Solutions
1416 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

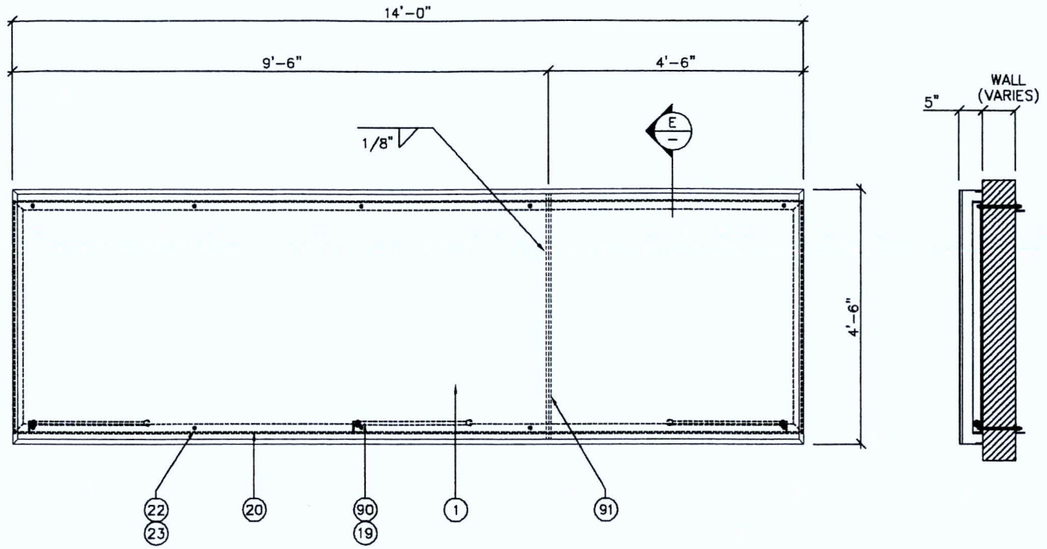
PROJECT:

L A | F I T N E S S.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S6 of 7

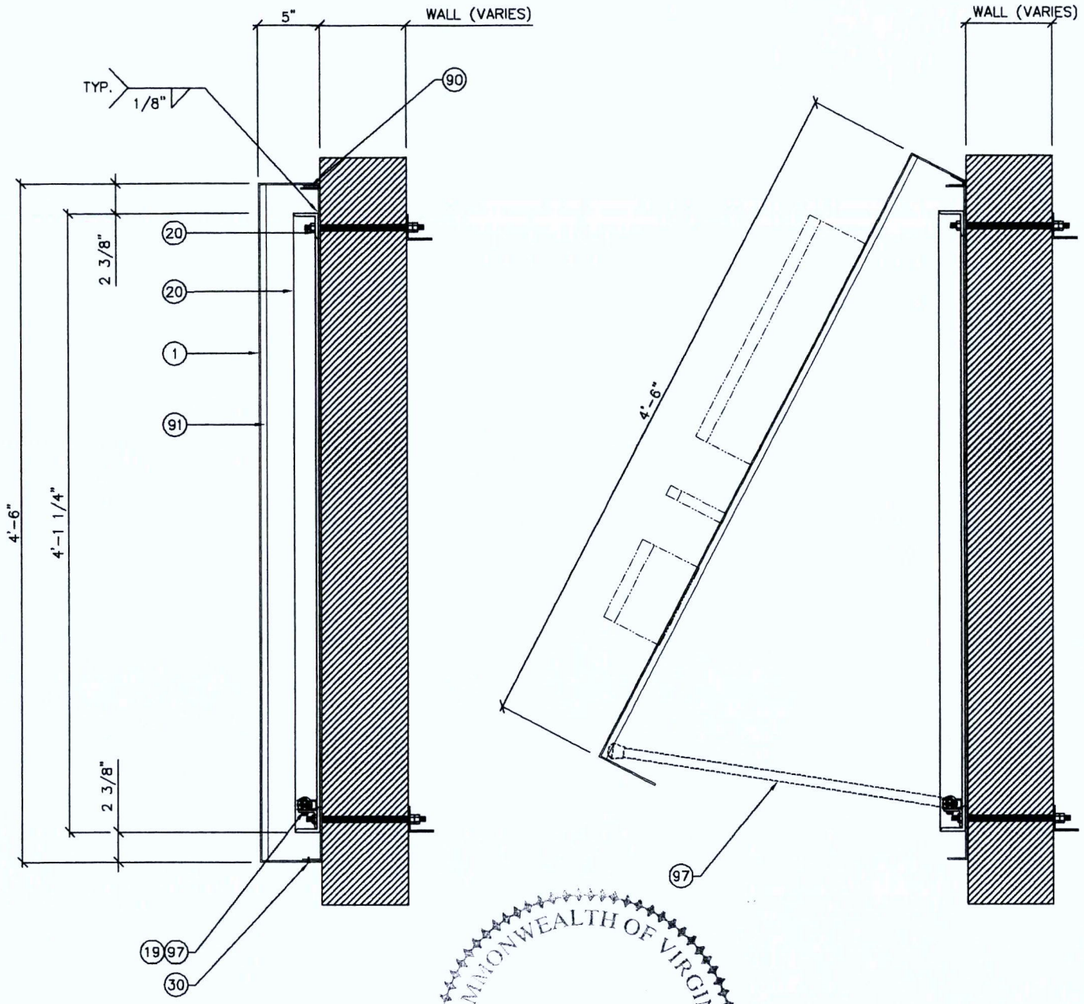


F

ELEVATIONS – BACKER PANEL

SCALE: 3/8"=1'-0"
REF. #

–



F

SECTION

SCALE: 1 1/2"=1'-0"
REF. #

E

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:

LA|FITNESS.

ARLINGTON, VA
LOCATION: #8006

TITLE: 38" CABINET, 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

JOB #		APPROVED BY / DATE
REQUEST:	78935	ENGR. MGR.:
DRAWN:	AJH	OPR. MGR.:
DATE:	12/22/09	PROJ. MGR.:
SCALE:	AS NOTED	SALES MGR.:
FILE:	LAF0060F	SHEET # S7 of 7

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **ESPORTA ATHLETIC CLUB**
3550 S GLEBE RD
ARLINGTON, VA
22202

PHONE:

SIGN PERMIT

Permit Number: ZN1000152

Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

ESPORTA ATHLETIC CLUB WALL SIGN, PROJECTING 12 INCHES, 2.91' X 13.33', 39 SQ FT, ON THE ROUTE 1 SIDE OF THE BUILDING, 22'8" ABOVE THE GROUND.

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $115.50

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000152

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

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Floor:
Suite:

Contractor:
Permit Fee: $115.50

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000152

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

4-5-2010
DATE OF APPLICATION

Address of Installation 3550 S. Glebe Street (3550 S. Clark) Zip Code 22202

Occupant Esporta Athletic Club

Sign Contractor Titan Sign Corp. Address 11001 Pierson Dr. Fredricksburg

☒ New Sign ☐ Repair ☐ Repaint ☒ Single Face ☐ Double Face

Sign Dimension 2'-11 X 13'-3 5/8" Total Square Feet 39 ft

Flat against the building Yes Projecting 12" inches from the building.

Projecting N/A inches above the roof line. Free standing sign N/A

Located N/A feet from the street line. Projecting N/A inches over the building line.

If "V"-shaped sign, give degree of interior angle N/A feet.

Is sign electrically wired? Yes Type of lighting: Internal LED (neon, etc.)

Indirect Source

Building feet of frontage. Lot feet of frontage.

Size Total Area

Remarks Sign installation of Esporta Athletic Club wall sign
Approved Comprehensive Sign Plan Document included with Permit.

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

Chuck Lancto
NAME (PLEASE PRINT)

SIGNATURE

11001 Pierson Dr., Ste H
ADDRESS

540-899-5334
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone C-O-1.5 Fee 115.50

C.R.I.F. No. Date 4/7/10

4/13/10
ELECTRICAL DIVISION APPROVED

4/13/10
BUILDING DIVISION APPROVED

COMMUNITY INSPECTIONS APPROVED

Zoning

ZN1000152

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

CHUCK LANCTO
Permit # : ZN1000152

* D 6 1 2 4 *

100-8 REV 07-08

REORDER #0528

Sign Permit Checklist

This checklist is to be used for sign review (for both by-right and special exception). The following items are to be filled in prior to turning sign permit applications in to the Zoning Services Group Supervisor. Don't forget to enter all signs into the **sign log** as well as **update paper tracking**. Signs are to be processed in five (5) business days.

PLANNER ASSIGNED MP **ZONING** C-O-1.5

ADDRESS 3550 S. Glebe Rd - permits plus takes S. Clark St address

TENANT NAME LA Fitness - Esporta Athletic Clubs

DID YOU CHECK THE FOLLOWING:

1. HAS THIS APPLICANT **APPLIED** FOR A CERTIFICATE OF OCCPANCY?(THIS IS REQUIRED BEFORE A SIGN PERMIT CAN BE ISSUED)
☒ Yes ☐ No Number C01000236 - for LA fitness

2. IS THIS A SITE PLAN OR USE PERMIT?
☒ Yes ☐ No Number SP#346

3. IS THERE A COMPREHENSIVE SIGN PLAN ON FILE?
☒ Yes ☐ No

4. HOW WAS IT APPROVED BY:
☒ County Board ☐ Administratively

5. ARE THERE EXISTING SIGN PERMITS ON FILE?
☐ Yes ☒ No Number _____ Number _____
none yet

6. WHAT CURRENTLY EXISTS ON THE BUILDING OR AT THE SITE?
(Pictures attached)
new building, no signs yet

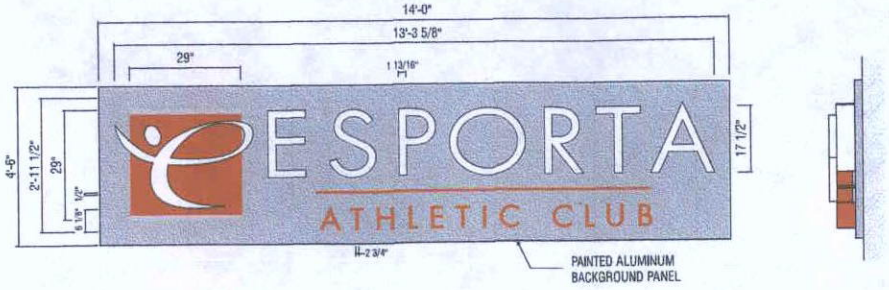
STAFF RECOMMENDATION:

1. What is permitted under the Zoning Ordinance by right or under the approved Comprehensive Sign Plan?
~~50~~ 1 retail facade sign on

2. State Section of Sign Ordinance or page of Comprehensive Sign Plan where it is allowed (please attach Comp. Plan).
the comp sign plan is attached

3. Description of Sign(s) the Planner recommends be approved
I recommend that they apply for a minor SP amendment for the sign plan.
Planner recommends rejection - the sign applied for is not correctly placed and they have drawings of 2 awnings they have not applied for - also in the wrong place

Recommendation by Supervisor ☐ Approved ☐ Reject



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.)

SIDE VIEW

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

SIGN #1
QTY: 1
NOTE
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM.



ELEVATION

SCALE: N.T.S.

ESPORTA
ATHLETIC CLUB

SIGN #1, #2

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT/CONTRACTOR ____/____/____ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 10

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DATE:	11/17/09	Rev. 6:	03/02/10
Rev. 1:	01/06/09	Rev. 7:	03/10/10
Rev. 2:	01/14/10	Rev. 8:	03/22/10
Rev. 3:	01/27/10	Rev. 9:	03/23/10
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES: _____

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

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ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 15, 2008

DATE: November 7, 2008

SUBJECT: SP #346 SITE PLAN AMENDMENT (CARRY-OVER) W2500 Potomac Yard E-West LLC, comprehensive sign plan; 3500, 3550 S. Clark St. (RPC #34-027-046)

Applicant:
w/2005 Potomac Yard E-West LLC

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

C. M. RECOMMENDATION:

Approve the site plan amendment for a comprehensive sign plan, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (November 2018).

ISSUES: This is a site plan amendment request for a comprehensive sign plan on Land Bay E-West in Potomac Yard and there are no issues.

SUMMARY: The proposed sign plan includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop tenant signs. The site plan amendment was deferred to the November 15, 2008 County Board meeting to allow the applicant to submit additional information and to resolve conflicts with the *Sign Guidelines*, primarily the height of the proposed seven (7) retail and five (5) project identification banner signs above thirty-five feet (35'). The applicant has worked with staff, and five (5) of the project identification banners have been changed to decorative logo banners. Proposed banners on the building facing U.S. Route 1 are important to creating attractive and successful retail in an area where retail has not historically been present, and, in particular, for Land Bay E-West, where retail is located along internal street and plaza areas. The building's setback from U.S. Route 1 and the proposed transitway, and the topography of the site justify the need to place the banners above thirty-five feet (35'). Other signs proposed in the comprehensive sign plan are in compliance with the *Potomac Yard Overall Sign Guidelines*, and are within the amount of sign

County Manager: _____

County Attorney: _____

Staff: Melanie ~~Wellman~~, DCPHD, Planning Division

PLA-5127 Jesick 2540

area permitted. The signs exhibit a unified design scheme that is compatible with the architecture of the buildings. The applicant has agreed to a review of the site plan amendment in ten (10) years to determine if the banners and freestanding, monument-style sign should remain after the retail in Land Bay E-West is established. Therefore, staff recommends approval of the comprehensive sign plan, subject to the proposed conditions, and with a County Board review in ten (10) years (November 2018).

BACKGROUND: The following provides information on the site:

Site: Land Bay E-West is located in Potomac Yard and is bordered by U.S. Route 1 on the west and Clark Street to the east. Approximately 374,379 square feet of office and 71,418 square feet of retail, including a 45,940 square foot health club, were approved for Land Bay E-West on April 21, 2007. This development is currently under construction and will consist of two nine-story buildings connected by an internal plaza area. The buildings are called "National Gateway."

Zoning: The site is zoned "C-O-1.5", Commercial Office Building, Hotel and Apartment Districts.

Land Use: The South Tract has a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18, on the General Land Use Plan (GLUP).

Neighborhood: The site is not within any civic association. Aurora Highlands Civic Association is in close proximity. Aurora Highlands Civic Association was notified and to date has not expressed any concerns on the proposed comprehensive sign plan.

DISCUSSION: The comprehensive sign plan is the fourth submitted for a land bay in Potomac Yard; Land Bay A, Land Bay F, and Land Bay E-East were approved previously. The comprehensive sign plan for Land Bay E-West includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop major tenant signs.

The tables on the following two (2) pages provide detail on the comprehensive sign plan.

SIGNS COUNTING TOWARD OVERALL SIGN AREA:						
Type & Abbreviation in Sign Plan (quantity)	**Locations**	**Sign Area (Sq. ft)**	**Total Sign Area (Sq. ft)**	**Height above ground (in ft)**	**Text**	**Material**
Retail Banner – BNR2 (7)	Walls along Route 1	21	147	35	Retail tenant name (TBD)	Fabric banner fixed to wall with aluminum brackets & LED lighting
Building Identification – BID1 (1)	Curved sign mounted on wall on S. Glebe Rd. Elevation	133	133	34 (building mounted)	National Gateway	Painted Aluminum. Halo lit letters.
Building Identification – BID2 (2)	Under canopy on Route 1 and S. Clark Street	30	60	Route 1 – 33 S. Clark – 22	National Gateway	Aluminum letters, acrylite panel, aluminum posts
Building Address/ID – BID3 (4)	Columns near building entrances	2	8	5	3500, National Gateway (I or II)	½" thick aluminum letters ¼" thick aluminum panel
Building Address/ID – BID3A (2)	Columns near building entrances	1'6"	3	5	National Gateway (I or II)	¼" thick aluminum panel
Retail awning – BB1 (7)	S. Clark St, on storefront wall above entry on building	13	91	9	Tenant Name/Logo TBD	Fabric (design, color TBD)
Retail façade – BB2 (10)	Storefront wall above entry on building	40	400	22'8" on Rt. 1 and S. Glebe; 12'8" on S. Clark	Tenant Name/Logo TBD	Internally illuminated letters
Retail blade – BB3 (5)	Storefront wall above entry on building	10	50	8	Tenant Name/Logo TBD	Optional blade sign – design TBD
Directory, wall mounted – DIR1 (2)	Columns along Route 1 side	7'6"	15	3'6"	Tenant Names/Logo TBD	Aluminum box/painted panel with silkscreened graphic
Directory, freestanding – DIR2 (1)	Plaza are on S. Clark side	25	25	On ground	Building ID, tenant names TBD	Aluminum pylon/painted panel with silkscreened graphic
Total Sign Area Proposed:			**932**			
Total sign area permitted based on building frontage:			**943**			

OTHER PROPOSED SIGNS (NOT COUNTED TOWARDS SIGN AREA):						
Type & Abbreviation in Sign Plan (quantity)	**Locations**	**Sign Area (Sq. ft)**	**Total Sign Area (Sq. ft)**	**Height above ground (in ft)**	**Text**	**Material**
Decorative banner – BNR1 (5)	Most along Route 1; one along S. 35th St.	21	105	35' – 47' above ground	None.	Fabric banner with painted aluminum brackets and LED lighting
Rooftop tenant sign (2)	Route 1	168	336	Above 35' along building roofline	Tenant Name TBD	Painted aluminum reverse channel letters – halo lit
Entry Window Signs – BB4 (7)	Storefront entry doors	1	7	Between 3' to 5'6"	Hours, Numbers, Credit Card Info	Reverse cut sub-surface applied vinyl – color TBD
Parking ID blade sign – PRK1 (1)	Wall by parking garage entrance	3	3	10	"P"	Aluminum cabinet with punch-out graphic
Loading Zone ID – LD1 (1)	Wall above loading zone entrance	3	3	19	LOADING	Painted stud-mounted letters
Clearance Sign – REG1 (1)	Wall above loading zone entrance	6	6	19	CLEARANCE 15'-0"	Painted stud-mounted letters
Building address sign – BID4 (2)	On glass entrance doors	3	6	5	3500 or 3550, logo, National Gateway	3M Reverse Cut vinyl on glass
Retail Façade sign in private right-of-way – BB2A (4)	Storefront glass above entry doors	15	60	Above 8'	Tenant name/logo TBD	Reverse cut sub-surface applied vinyl – color TBD
Retail entry-window sign in private right-of-way – BB4 (4)	Storefront entry windows	1	4	Between 3' to 5'6"	Hours, numbers, credit card info	Reverse cut sub-surface applied vinyl – color TBD

The signs listed in the table above are not counted towards the total sign area for the project for the following reasons, per the *Sign Guidelines*:

- Decorative banners are permitted by the *Potomac Yard Overall Sign Guidelines*.
- Per the *Sign Guidelines*, "the permitted area for rooftop signs shall not count against the total sign area permitted for the other types of signs" and "the total permitted area of rooftop signs for any building will be computed on the basis of one (1) square foot of sign area for each one (1) linear foot of building wall width." Both rooftop signs together would total 336 square feet (168 sq. ft each), and a total rooftop sign area of 345 square feet is permitted.

- Entry window signs, parking, loading, and clearance signs do not count toward the sign area but must meet the requirements of the Zoning Ordinance. The proposed signs meet those requirements. Staff supports their proposed location and square footage.
- The *Sign Guidelines* state that total sign area permitted for a project includes signs visible from the public right-of-way. In addition, page eight (8) of the *Sign Guidelines for Site Plan Buildings* state that, "banner and retail tenant signs not visible from the public right-of-way shall not count against the total sign area permitted for the project, but shall be measured on the basis of one (1) square foot of banner area for each one (1) linear foot of building frontage on the plaza or interior space." The retail façade signs, retail entry window signs, and two (2) building identification window signs in the internal plaza are not visible from the public right-of-way. The total square footage of signs on the internal plaza is 66 square feet (66 sq. ft) with 260 square feet of sign area permitted, thus meeting these requirements.

Proposed Decorative and Retail Banner Signs: Decorative and retail banners are proposed along U.S. Route 1. The *Potomac Yard Overall Sign Guidelines* provide guidance on the use of banners in Potomac Yard. The *Guidelines* state that "banners may be used on an area wide basis and can include overall Potomac Yard identification or specific areas of importance, such as retail concentrations, major plazas, etc." Regarding the retail banners specifically, the *Guidelines* state that, "the business name may only be included if approved through a Comprehensive Sign Plan."

The applicant is requesting five (5) decorative banners located along US Route 1. The decorative banners, which would be the first decorative banners in Potomac Yard, will consist of a blue background and lighter blue stripes, with no speech. These decorative banners are not counted towards the total sign area, consistent with decorative banners previously approved by the County Board. The County Board has in the past determined that the use of non-moving decorative banners is appropriate associated with sites which share the following characteristics: mixed-use projects with a significant retail component where the County Board has, through policy actions, established the project as a focal point for redevelopment in the area surrounding it, and sought to encourage the retail component of the project and emphasize the project's pedestrian orientation, and where a comprehensive program of banners and other signs can help reinforce the unity of the project, particularly the retail component, and emphasize the focal point of the project. Potomac Yard meets these criteria.

Also proposed are seven (7) retail banners all located along U.S. Route 1, which will all reflect the retail tenants on South Clark Street. These will contain tenant names, which will be determined at the tenant leasing stage. The banners are to be fixed to the building with mounting brackets, and will contain LED spot lighting. The proposed banners would be consistent with what has been approved for Land Bay F in Potomac Yard. Four (4) projecting signs, each twenty-four square feet (24 sq. ft) in area along U.S. Route 1 were approved on December 9, 2006 to help identify retail tenants in the interior courtyard of Land Bay F. Originally staff did not support the four (4) projecting signs along Route 1 in Land Bay F, as they were considered directory signs and would not direct a pedestrian to the retail spaces in the interior courtyard. However, the challenges faced by retail tenants on interior courtyards in attracting patrons to new retail areas was recognized, and the County Board approved the four (4) projecting signs with a review in ten (10) years to determine if the signs are needed once the retail is established.

All of the banners are proposed to be located at the same height, with the bottom at thirty-five feet (35') and the top at forty-seven feet (47'). The *Sign Guidelines* define any sign above thirty-five feet (35') as rooftop signs. The proposed banners would be considered rooftop signs, but are not major rooftop signs typically proposed along the roofline of the building. On a large building like this one, these signs are on the lower half of the building, but nonetheless defined as rooftop signs. The *Sign Guidelines* state that projects are limited to no more than two (2) rooftop signs. To ensure that the retail on South Clark Street is visible and is leased, staff recommends departing from the typical rooftop sign definition and guidelines for this unique circumstance. In light of this, staff is developing sign guideline amendments to address the circumstances presented by the banners in Land Bay E-West, and through that process will likely recommend that signs on large buildings not be defined as "rooftop" signs unless they are near the top of the building. The proposed retail banner signs need to be placed at a height of thirty-five feet (35') to allow for visibility. Staff recognizes that Potomac Yard was a brownfield where retail has not historically been present. Land Bay E-West in particular faces challenges with the retail being located along South Clark Street and the internal plaza between the buildings. In addition, the building includes a large retail component (over 70,000 square feet). The applicant has met with Planning and Arlington Economic Development (AED) staff to discuss the height, and has submitted elevations of how the banners will look, given the setback of the buildings from Route 1, the topography of the site, and the proposed transitway in front of the buildings (See attached elevations). The applicant has also submitted a letter from the Streetsense consulting firm stating that the proposed banners signs are "key to the success of the retail" (see attached letter). The proposed retail banners would count towards the total sign area of the project, and would not be counted as rooftop signs, even though they are above thirty-five feet (35'). Staff supports the proposed banners at a height of thirty-five feet (35'), with a review by the County Board in ten (10) years to determine if the banners are needed once the retail has been established. The applicant has agreed to this condition.

Staff notes that only seven (7) retail banners are proposed, even though there are nine (9) retail tenants on the site (one (1) retail tenant on Route 1, and eight (8) on South Clark Street). The applicant states that the retail tenant on Route 1 will not need a banner displayed, as their retail will be visible and they will also have two (2) façade signs. The applicant recognizes that at least one (1) retail tenant on South Clark Street may not have the opportunity for a banner on Route 1. Staff recommends limiting the number of retail and decorative banners to those approved with this comprehensive sign plan, and not approving additional banners on Land Bay E-West, and is recommending a condition to this effect (Condition # 79.b.2).

Other Retail Signs: The *Sign Guidelines* state that each retail tenant shall be permitted a maximum of two (2) identification signs, one (1) sign per tenant frontage. The applicant is proposing two (2) signs per tenant - an awning and a façade sign - in most of the retail tenant locations on South Clark Street. Some additional façade and blade signs are proposed on the other street frontages and in the internal plaza between the buildings, which would raise the number of some retail tenant signs above two (2). Staff has reviewed the proposed sign locations and has determined that the additional retail signs are appropriate at the proposed locations. Generally, the tenants that will have more than two (2) tenant signs are those that have corner locations, such as the tenant on the corner of South Clark Street and South Glebe Road, or on the

corner of South Clark Street and the internal plaza area. The additional retail signs would help orient pedestrians, and would make the internal retail more visible.

Building Identification Signs: National Gateway building identification signs are also proposed. One of them will be placed on the curved wall on the South Glebe/U.S. Route 1 elevation. Due to the topography of the site, the eastern portion of the sign is thirty-four feet (34') off the ground, and the western portion is thirty-six feet (36') off the ground. Staff has determined that this building identification sign is considered a rooftop sign only because of thirty-five-foot (35') height. It is not typical rooftop tenant sign placed on the roofline of the building. Staff supports the location of the building identification sign on the curved wall, as it provides Land Bay E-West with a sense of character and identifies the building as "National Gateway". In addition, a wall mounted sign is a better alternative to a freestanding sign placed at the base of the building. The sign is proposed to be Halo-lit, but will not directly face the residential building in Land Bay F. The proposed building identification sign will not be treated as a rooftop sign, but will be counted towards the overall sign area. The proposed amendments to the *Sign Guidelines* should also address circumstances such as this. Two other building identification signs will be under a canopy in the internal plaza area on Route 1 and South Clark Street, and will not be lit. Staff supports their location.

Proposed Directional Signs: The *Potomac Yard Overall Guidelines* state that buildings with multiple entrances of the building may have a directory or directional signs at major entrances, subject to approval of a Comprehensive Sign Plan. Three (3) directional signs are proposed; two (2) wall mounted signs facing the internal plaza near the U.S. Route 1 side of the building, and one (1) freestanding directional sign on the edge of the internal plaza near the South Clark Street side of the building. Staff supports the location and design of the proposed directional signs. Although located on the edge of the internal plaza area, the directional signs are counted towards the overall sign area, as they are visible from public right-of-way. Consistent with other freestanding signs approved in Land Bay F in Potomac Yard, the applicant has agreed to a condition that the freestanding directional sign be reviewed in ten (10) years to determine if the freestanding sign should remain after the retail in Land Bay E-West is established.

Major Tenant Rooftop Signs: The applicant is proposing two (2) major tenant rooftop signs facing U.S. Route 1. These are true "rooftop" signs located along the roofline of the building. The size proposed is consistent with what is called for in the *Sign Guidelines*. The signs are proposed to be back-lit with Halo-style lighting, and the applicant has committed to timing of the signs, and dimmable lighting which would allow the intensity of the lighting to be reduced by fifty (50) percent. The signs will not face a residential neighborhood, as the uses across Route 1 are Service Industry and Government and Community Facilities.

CONCLUSION: The comprehensive sign plan will create a strong sense of place and a lively environment for Potomac Yard Land Bay E-West. The signs are generally in compliance with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*, with the exception of the proposed banner signs proposed to be placed just above thirty-five feet (35'), and the portion of the building identification sign just above thirty-five feet (35'). However, staff supports the banners at this time and at this location, as they are needed to ensure the retail tenants can have fair visibility in an area where a large amount of retail has been approved where retail not been present before. Further, the signs are consistent with staff's thinking in preparing

sign guideline revisions. In addition, the applicant agrees that the banners and the freestanding sign will be reviewed in ten (10) years to determine if they should remain once the retail in Land Bay E-West is established. The sign package as a whole will provide easily understood pedestrian connections and will be compatible with the existing architecture of the building. Therefore, staff recommends approval of the site plan amendment for a comprehensive sign plan, as set forth in the table in this report and the Comprehensive Sign Plan for National Gateway dated November 5, 2008, as prepared by Gallagher & Associates, subject proposed new condition # 79, and all previous conditions, and with a County Board review in ten (10) years.

Revised Potomac Yard PDSP Condition:

46. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, and the banner signs above 35', but placed no higher than 47' above finished grade, approved on November 15, 2008 for Land Bay E_West, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

New condition # 79:

79. The developer agrees that the project signs, including building identification, directional, retail, and rooftop signs, shall be consistent with the comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, as approved by the County Board on November 15, 2008.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed 932 square feet. All other changes to the approved signs will require site plan approval or amendment.

Retail tenant signs shall be permitted for the new construction as follows:

a. Minor modifications to this approval of signs shall be subject to review and approval by the Zoning Administrator prior to the issuance of all sign permits to determine that they are consistent with the purpose and intent of the approval.

b. The retail tenant signs shall conform to the standards of Section 34 of the Zoning Ordinance, except to the extent those ordinance standards are modified by it, the adopted comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, and the following criteria, in which case the signs shall conform to the adopted comprehensive sign plan:

1) For each space occupied by a tenant, the tenant is permitted up to three (3) retail signs along South Clark Street, which may consist of a combination of awning, façade, and blade signs. Additional retail tenant signs are permitted in the form of banners along Route 1, entrance window signs, or retail signs located in the interior plaza area between the two (2) buildings of Land Bay E-West, and along South Glebe Road, so long as the maximum total sign area does not exceed one

(1) square foot per linear foot of the tenant's frontage, and so long as the number and general location of signs are consistent with what is shown on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008.

2) The applicant agrees that the banners will be limited to seven (7) retail banners, and five (5) decorative banners, with a total of twelve (12) total banners. Eleven (11) of those banners will be placed along Route 1, and one (1) retail banner will be placed on South 35th Street, as depicted on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008. The applicant agrees that the number of retail banners permitted on Land Bay E-West is limited to seven (7), and that the number of decorative banners is five (5), and that at no time will additional retail or decorative banners be approved for Land Bay E-West.

3) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit.

4) Retail signs shall be illuminated only during the hours of operation of the corresponding retail establishment.

5) Maintenance of the banners shall be the sole responsibility of the applicant. The banners shall be maintained in good condition.

c. The developer agrees that the twelve (12), twenty-one square foot (21' sq. ft.) decorative and retail banner signs located along U.S. Route 1 and South 35th Street, and the freestanding directory sign located along South Clark Street in the internal plaza area, have been approved in order to encourage economic development of new retail areas, and that they will be reviewed in ten (10) years to determine if the banner signs and freestanding signs should be permitted after November 2018, when the retail area is established. The developer agrees that such a review may include a determination that the banner signs and freestanding signs shall be permanently removed at that time, and the developer agrees to remove the signs within twenty-one days after such a determination.

d. The applicant agrees that the two (2) major tenant rooftop signs shall not be illuminated between the hours of 12:00 a.m. and 5:00 a.m., seven days per week. The applicant agrees that the two (2) major tenant rooftop signs will include dimmable lighting that will allow the applicant to adjust the rooftop sign's lighting intensity by 50%. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000	**South Tract:** Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18. Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway. Approved a rezoning from "M-1" to "C-O-1.5". Approved a Phased Development Site Plan for a mixed-use office, retail, hotel and residential development. Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue. **North Tract:** Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public". Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment-Hotel.
February 9, 2002	Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.
March 23, 2002	Approved a final site plan for Land Bay A, for office and retail development totaling 654,000

	square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.
April 20, 2002	Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.
December 9, 2003	Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.
December 9, 2003	Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.
July 10, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.
September 18, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.
November 16, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.
February 1, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.
May 17, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.
July 9, 2005	Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and

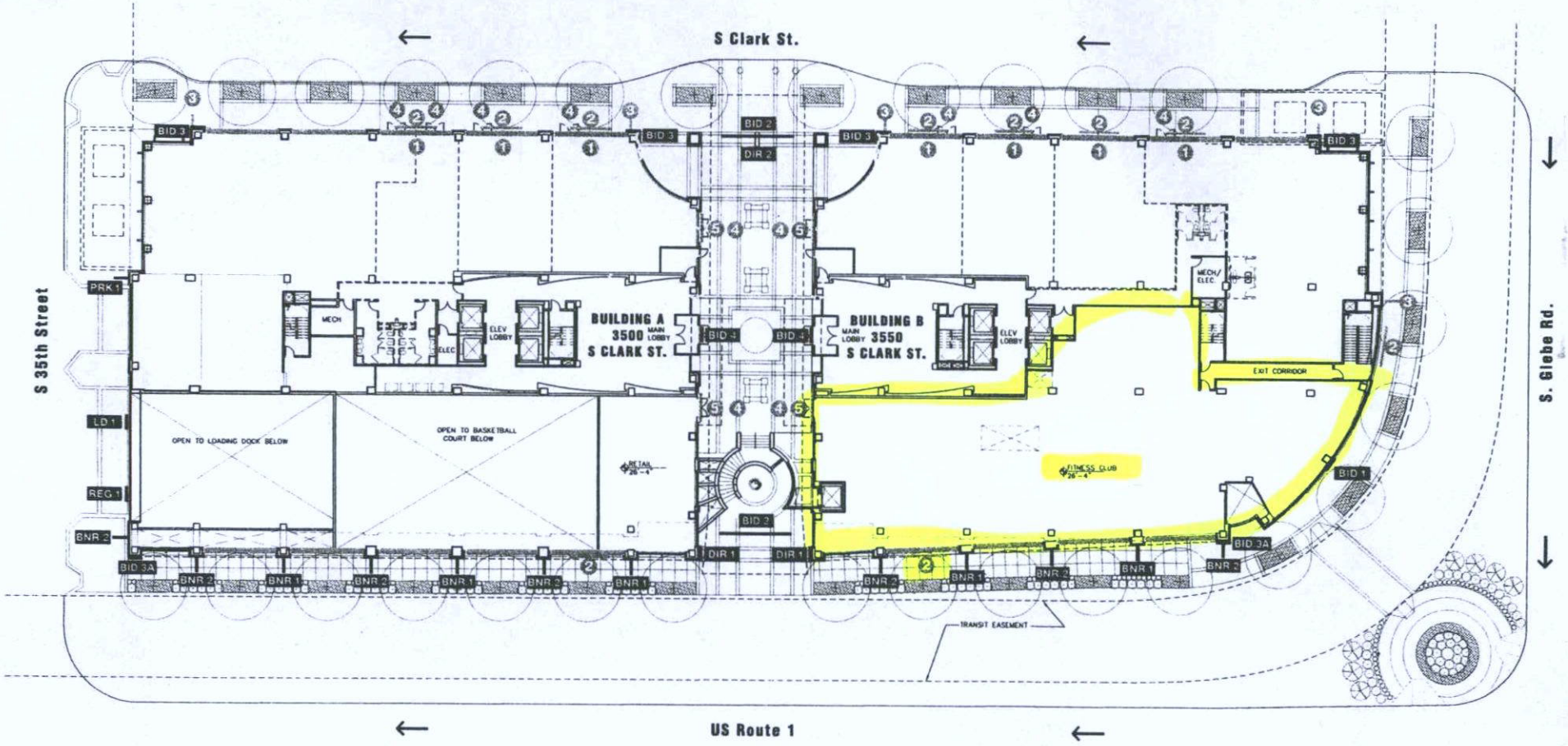
	uses for the north and south office buildings, subject to amended Condition #57.
April 22, 2006	Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).
September 16, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F). Staff was directed to revise the *Potomac Yard Overall Sign Guidelines* to accommodate additional retail signs in new retail areas. Note: condition was revised at December 9, 2006 County Board meeting.
December 9, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F) with a revised Condition # 77 and amended *Potomac Yard Overall Sign Guidelines*.
January 27, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.
March 17, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.
April 21, 2007	Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4. Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail. Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square feet of residential GFA, 331 units and 15,868 square feet of ground floor retail. Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square

	feet of office GFA and 71,418 square feet of ground floor retail. Approved Conceptual Design Plan for Center Park.
November 13, 2007	Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072) Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)
September 13, 2008	Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.
October 18, 2008	Approved comprehensive sign plan amendment for two (2) freestanding signs in Land Bay F, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (October 2018).

Approved Sign Conditions for Potomac Yard Land Bay E-West:

Potomac Yard PDSP Condition:

The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.



KEY - RETAIL

1. BB.1 - Retail Awning
2. BB.2 - Retail Façade
3. BB.3 - Retail Blade Sign
4. BB.4 - Entrance Window Info
5. BB.2A - Retail Façade - Plaza

KEY - Building Exterior

BID 1 Building ID (façade)	BID 4 Vinyl Building ID	DIR 2 Directory (ground)
BID 2 Building ID (canopy)	BNR 1 Banner	LD 1 Loading Dock ID
BID 3 Building Address / ID	BNR 2 Banner (retail)	PRK 1 Parking ID (blade)
BID 3A Building ID	DIR 1 Directory (wall)	REG 1 Parking Clearance

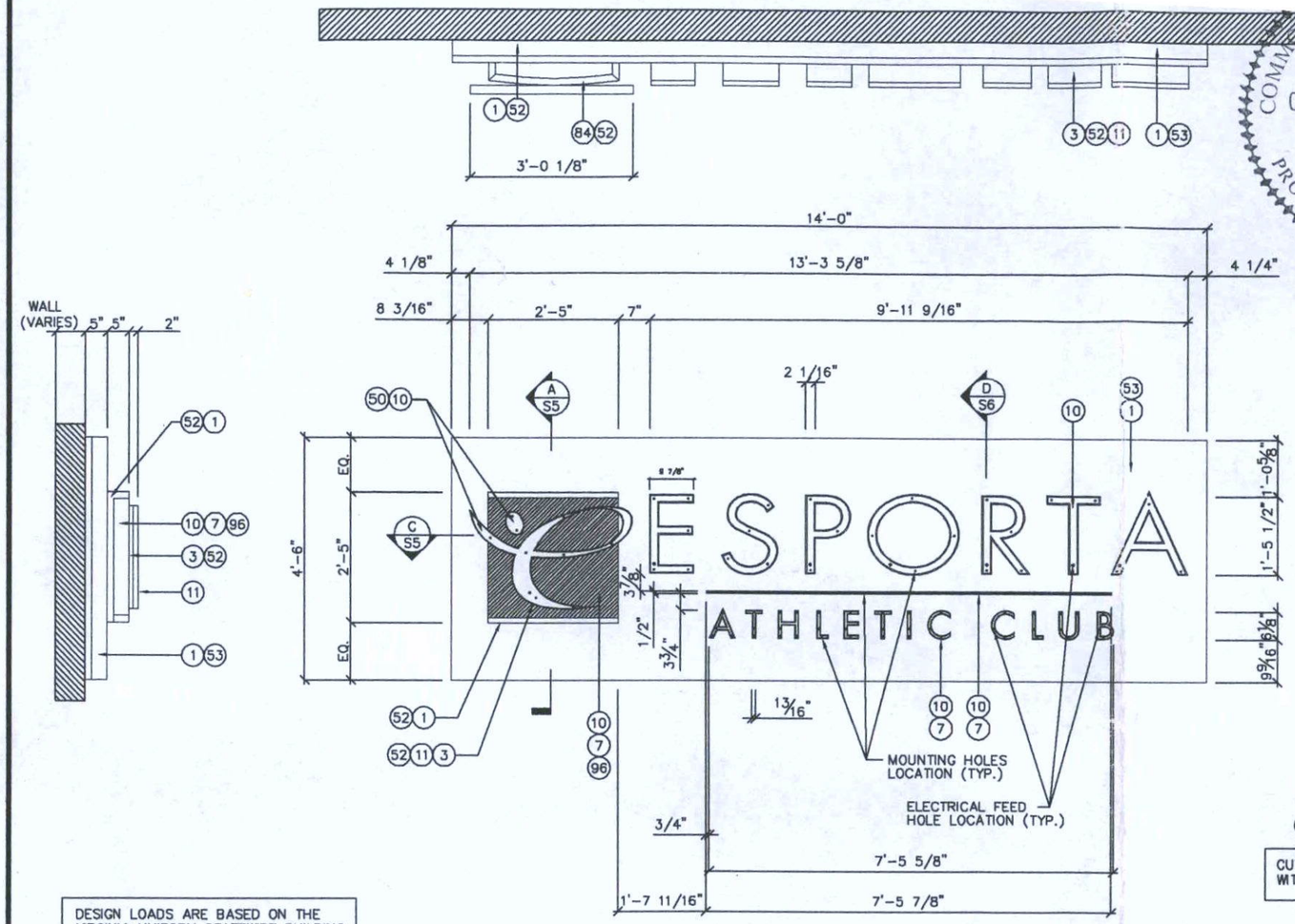
National Gateway
Arlington, VA

Land Bay E West Site Plan - Full

DATE	11.05.2008	SCALE	As Noted
PHASE	Comp. Plan	DESIGN BY	DR
PROJECT NO	9916.01	DRAWN BY	MA

Gallagher & Associates

B.2



CLIFFORD W. LEVERENZ
Lic. No. 017882
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

3/30/10

CUTOFF SWITCH TO BE WITHIN SIGHT OF SIGN

ITEM	QTY.	DESCRIPTION	
F 1	90 sq.ft.	.125" ALUM. SHEET	3003
F 2	33 sq.ft.	.063" ALUM. LETTER BACKING FASTENED TO ALUM. RETURN	3003
3	90 ft.	.040" X 5 1/2" ALUMINUM LETTER RETURN L-WRAPPED	
6	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 3/4")	
F 7	13 sq.ft.	3M #3630 CARDINAL RED VINYL FILM (1ST SURFACE APPLIED)	
F 8	126	SLOAN V SERIES RED LED (SEE SHEET #4, DETAIL #6)	
F 9	112	SLOAN V SERIES WHITE LED (SEE SHEET, DETAIL #6)	
F 10	35 sq.ft.	3/16" THICK #7328 WHITE POLYCARBONATE	
11	90 ft.	GEMINI SILVER METALLIC TRIM CAP (1/8" X 1")	
12	AS REQ'D.	PAINT INTERIOR FLAT REFLECTIVE WHITE	
13	AS REQ'D.	WELD-ON 16 & RESIN BOND	
14	AS REQ'D.	.050" ROUTED-OUT ALUMINUM BAFFLE W/ WHITE PRECOAT	
16	AS REQ'D.	U.L. LISTED JUNCTION BOX	
17	1	SAFERTY SWITCH, 20A RAIN TIGHT, MULBERRY #30486	
F 18	3	60 WATT, 12V POWER SUPPLY (SLOAN# 701507-MOD277)	
19	AS REQ'D	3/16" x 1 1/2" x 1 1/2" ALUMINUM ANGLE	
20	AS REQ'D	1/4" x 2" x 2" ALUMINUM ANGLE	
21	AS REQ'D	ISOTEC 3 #14AWG (UL) CL3P	
22	10	3/8"-16, S.S. THREADED ROD X LENGTH T.B.D.	
23	10	3/8-16 HEX NUT W/ LOCK WASHER	
24	76	3/8-16 ALUMINUM RIVNUT	
25	76	3/8-16 BOLT X LENGTH T.B.D.	
26	AS REQ'D	1/2-20 ALUMINUM FEMALE THREADED ROD w/ DOUBLE NUTS	
27	AS REQ'D	1/2" DIA. SEALTITE CONDUIT	
29	AS REQ'D	RIVET, ALUMINUM #43, 1/8"ø x 1/4"	
30	AS REQ'D.	#8 S.S. X 3/4" FLAT HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
31	AS REQ'D	U.L. LISTED CONDUIT AS PER LOCAL CODES	
32	AS REQ'D	PRE-DRILLED 5/16"ø DRAIN HOLE w/ LIGHT BAFFLE	
33	–	LOCATION OF ELECTRICAL & U.L. LABELS	
35	AS REQ'D.	IDEAL MODEL #74B WIRE-NUT WIRE CONNECTOR (YELLOW), UL	
36	AS REQ'D.	#8 S.S. PAN HEAD SCREWS (PAINT HEAD TO MATCH RETURN)	
37	AS REQ'D.	IDEAL #30-146 PRE-INSULATED CRIMP CONNECTOR, UL	
50	AS REQ'D.	#3630-20 WHITE VINYL FILM (2ND SURFACE APPLIED)	
52	AS REQ'D.	PAINT SHERWIN WILLIAMS GENESIS SEMI GLOSS LIGHT GRAY	
53	AS REQ'D.	PAINT TO MATCH EXISTING BUILDING COLOR	
81	AS REQ'D.	7/8", HEYCO #2124 PLASTIC BUSHING	
82	AS REQ'D.	1" X 1/8" ALUMINUM FLAT STOCK	
83	AS REQ'D.	1" X 1" X 1/8" FORMED ALUMINUM ANGLE	
84	AS REQ'D.	1" X 1 1/2" X 1/8" FORMED ALUMINUM RETAINER w/ RADIUS	
85	AS REQ'D.	ROD SPACER w/1/2" THRU HOLE x THICK (T.B.D.)	
90	16 ft.	1 1/2" HINGE	
91	AS REQ'D.	1/8 X 1/2" X 1" ALUMINUM CHANNEL	
95	AS REQ'D.	CLEAR SILICONE CAULK, APPLY TO ALL WALL PENETRATION	
96	AS REQ'D.	HEAT FORMED BEND	
97	AS REQ'D.	24" PROP LATCH	

DESIGN LOADS ARE BASED ON THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2006) USING EXPOSURE C AND 90 MPH WINDS.

AREA/WEIGHT	
F SIGN SQUARE FOOTAGE:	63.0 sq. ft.
ESTIMATED SIGN WEIGHT:	400 Lbs.

THIS SIGN TO BEAR THIS MARK
Underwriters Laboratories Inc.® ELECTRIC SIGN

SIGN INTERIOR TO BE PAINTED GLOSS ENAMEL WHITE FOR MAXIMUM REFLECTIVITY

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

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

ELEVATIONS

SCALE: 3/8"=1'-0"
REF. #
–

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

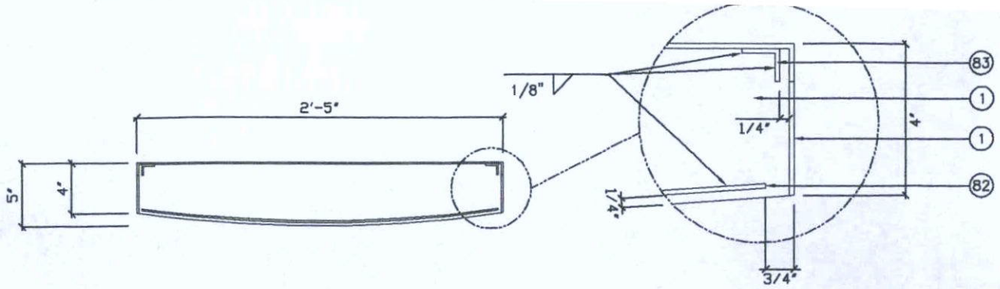
icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

ENGINEERING DRAWING

PROJECT:
LA FITNESS.
ARLINGTON, VA
LOCATION: #8006

SIGN: 38" CABINET 19 3/4" & 6 15/16" LETTERS LED ILL. (REMOTE)

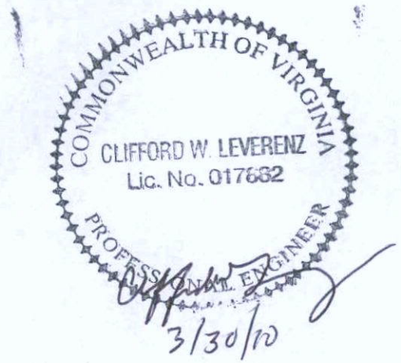
JOB #	APPROVED BY / DATE
REQUEST: 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:
FILE: LAF0060F	SHEET # S1 of 7

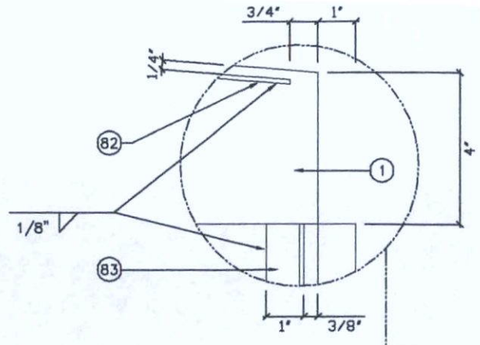


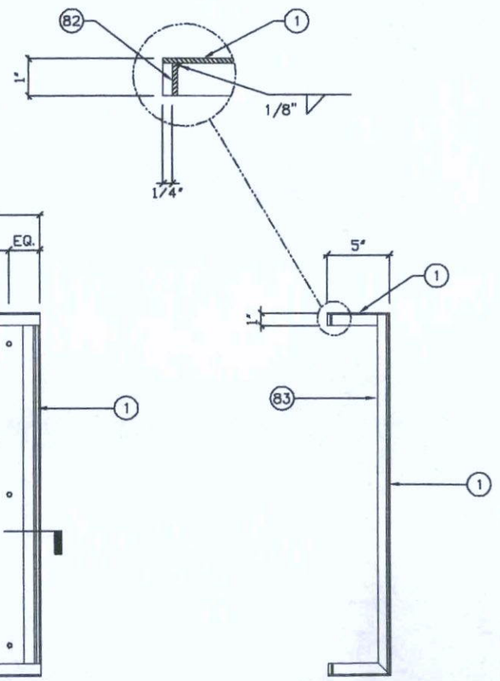
SECTION

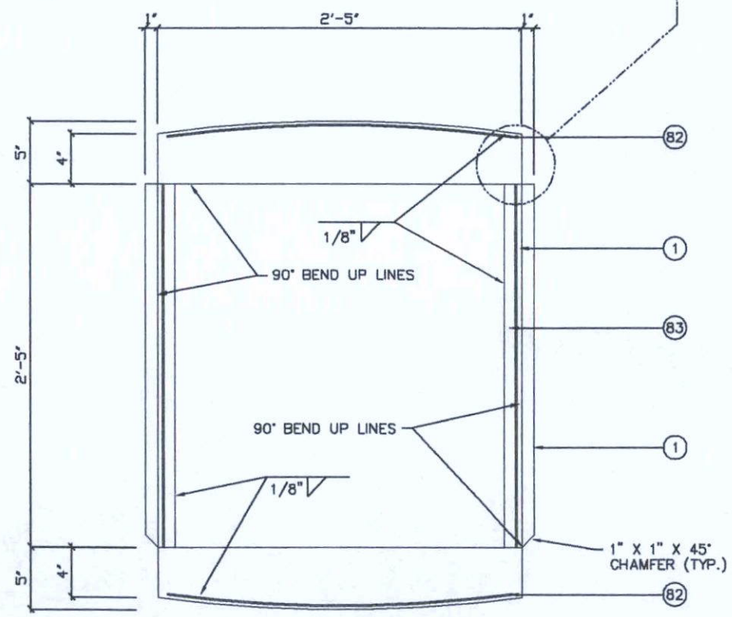
SCALE: 1"=1'-0"
REF. #

B









CABINET DETAIL

SCALE: 1"=1'-0"
REF. #

1

CABINET BACK SHEET & ANGLE SUPPORT

SCALE: 1"=1'-0"
REF. #

2

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

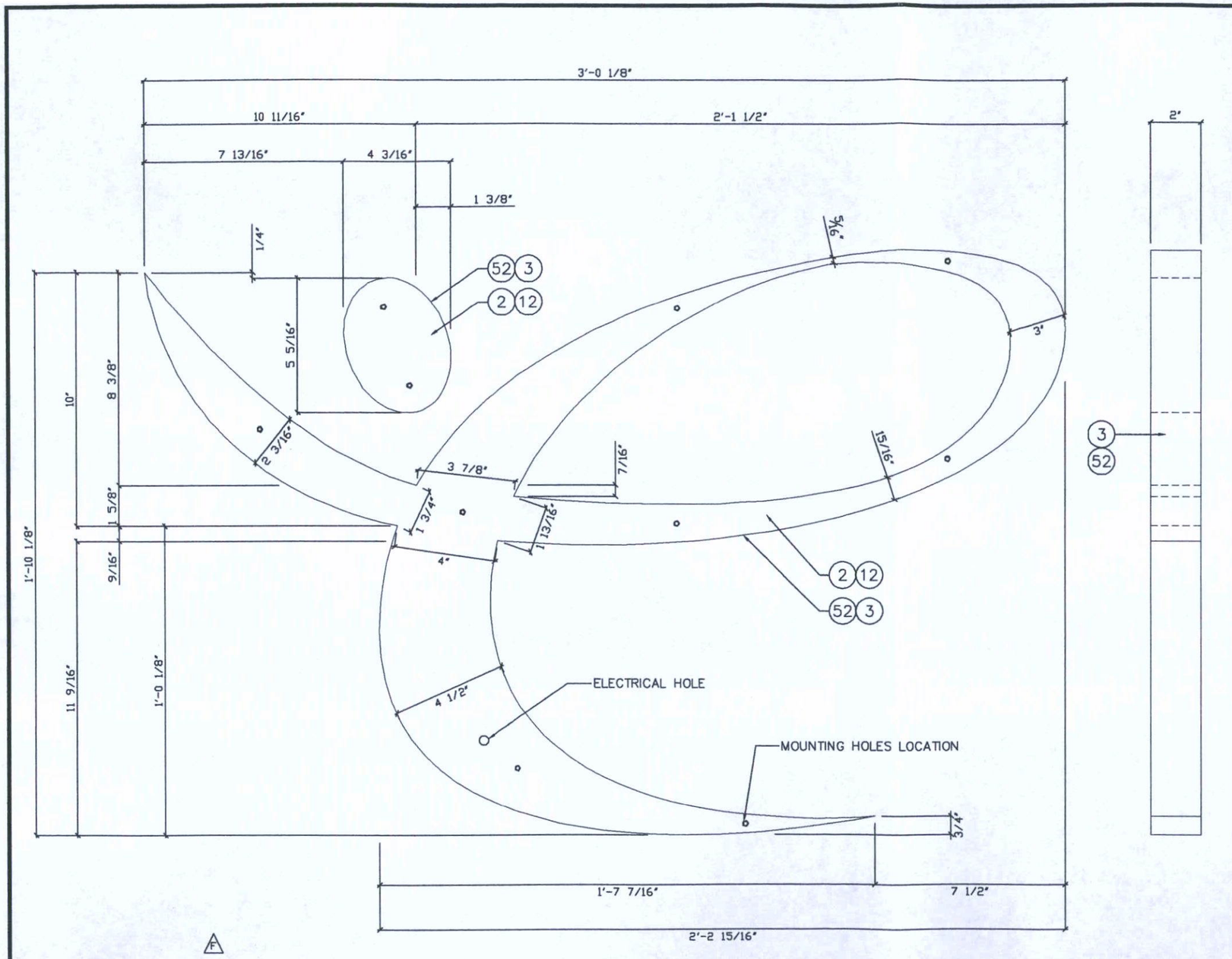
icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

PROJECT:

LA FITNESS.

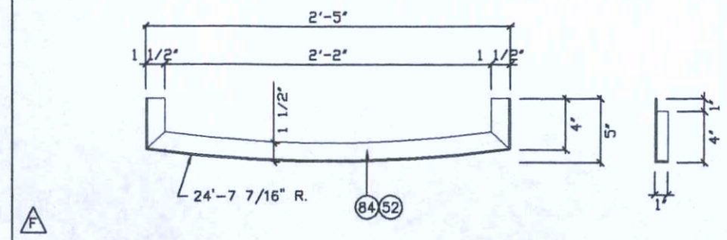
ARLINGTON, VA
LOCATION: #8006

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:



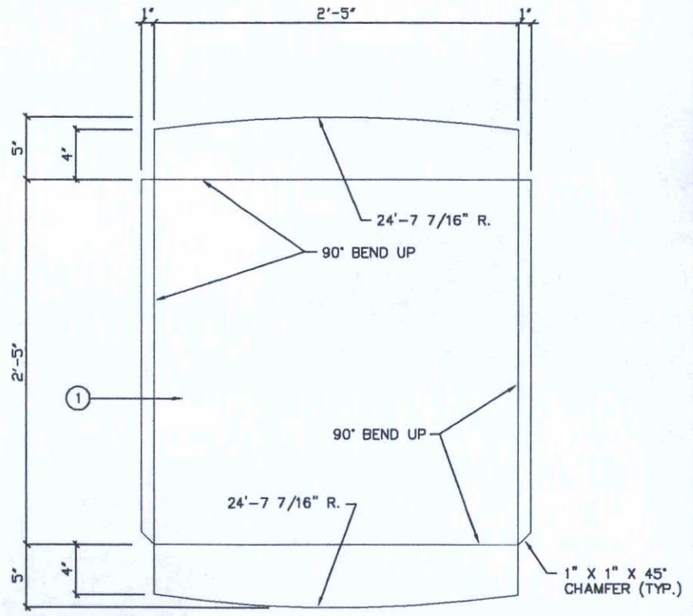
LOGO DETAIL

SCALE: 1 1/2"=1'-0"
REF. #
3



DETAIL CABINET RETAINER (QTY. 2)

SCALE: 1"=1'-0"
REF. #
4



DETAIL CABINET SHEET BENDING

SCALE: 1"=1'-0"
REF. #
5

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
LIC. NO. 017892
PROFESSIONAL ENGINEER

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

icon
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

PROJECT:
LA FITNESS

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:

1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT

2) V SERIES WHITE LAID OUT AT 3 MODULES PER FOOT, 8" ON CENTER
V SERIES WHITE LAID OUT AT 4 MODULES PER FOOT, 2" ON CENTER – e LOGO
V SERIES RED LAID OUT AT 3 MODULES PER FOOT, 4" ON CENTER ON LOGO
V SERIES RED LAID OUT AT 4 MODULES PER FOOT, ONE ROW ON SMALL TEXT AND UNDERSCORE

3) EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 60 V SERIES WHITE/RED MODULES

4) LAYOUT BASED ON A 5" CAN DEPTH

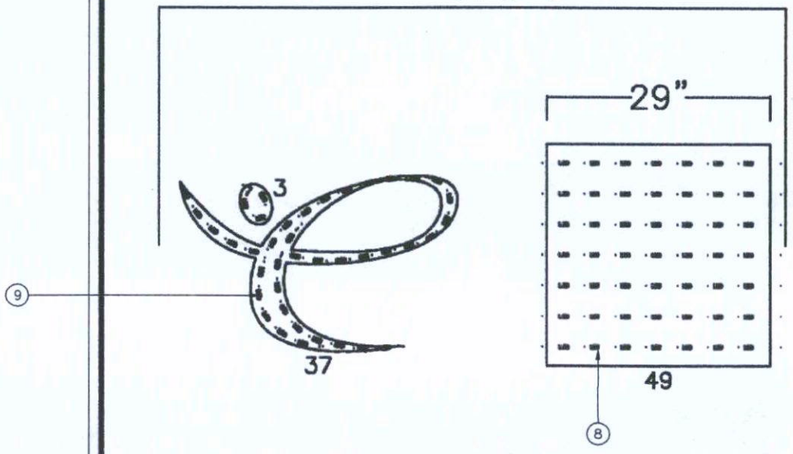
5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

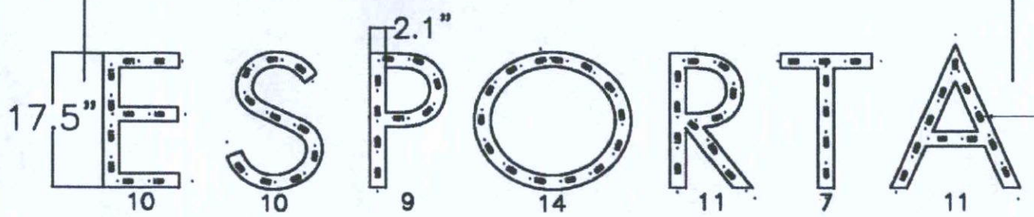
SloanLED
Leaders in LED Technology
www.SloanLED.com Phone 805.676.3200
Toll-Free 888.747.4LED Fax 805.676.3206

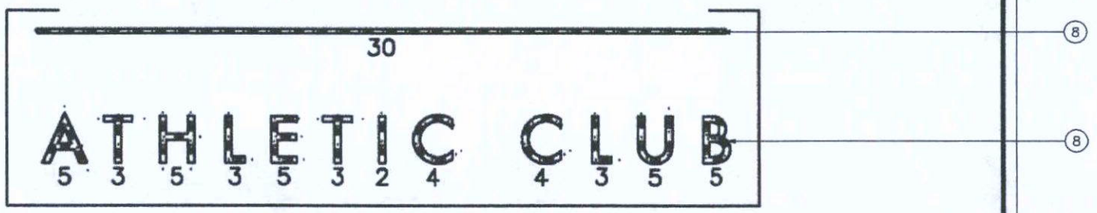
Part # – 701269-WLP-MB
Part # – 701269-RLP-MB

Power Supply #1



Power Supply #2





Power Supply #3

ESTIMATED PRODUCT B.O.M. PER SIGN:		
112	Each V Series White Modules – 38"	
126	Each V Series ☐ Modules – 42" (RED COLOR)	
3	Each Modular 60 Power Supplies 12VDC	
1	Each 100' Roll of Jacketed Cable	

DRAWN	DATE	ICON IDENTITY
KM/kam	3/23/2010	ESPORTA

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

2) ChanneLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

△F

DETAIL LED LAYOUT

SCALE: n.t.s.
REF. #

6

REVISIONS			
No.	DATE:	BY:	DESCRIPTION
△E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
△F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

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icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

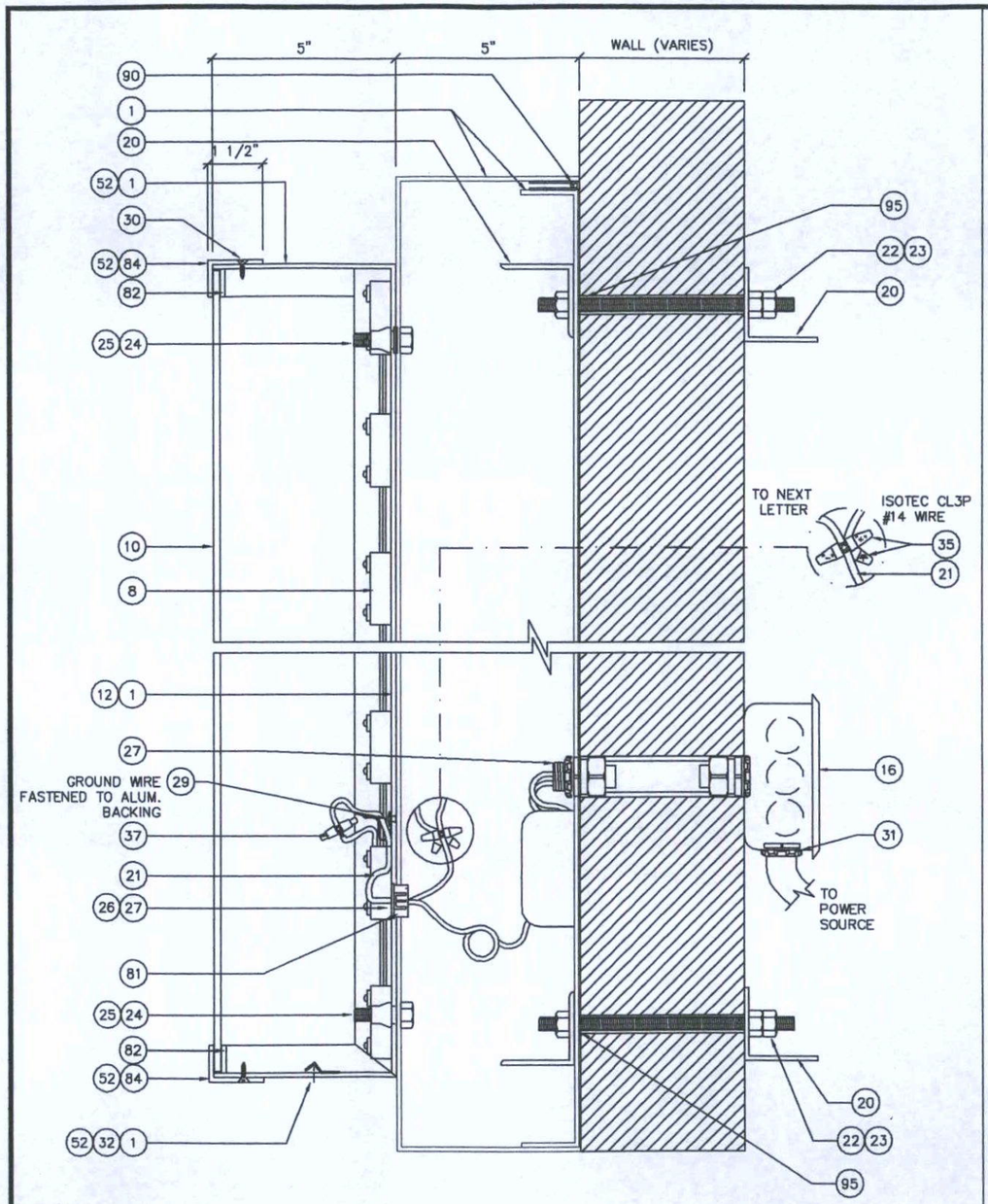
ENGINEERING DRAWING

PROJECT:

LA|FITNESS.

ARLINGTON, VA
LOCATION: #8006

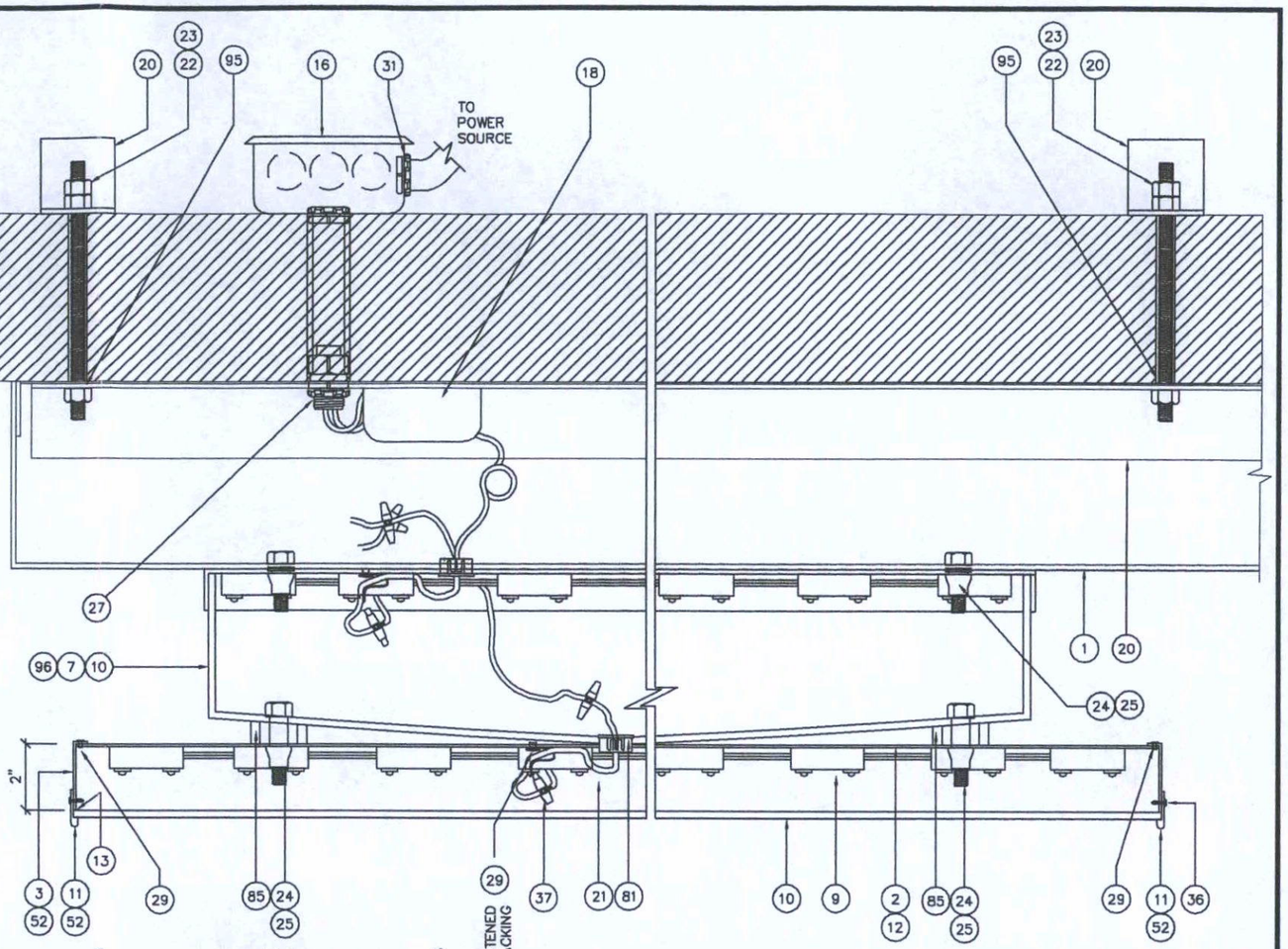
JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:



SECTION – CABINET ONLY

SCALE: 3"=1'-0"
REF. #

A



SECTION – CABINET & LOGO "e"

SCALE: N.T.S.
REF. #

C

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

WARNING!:
CHANGE IN WIRING POLARITY WILL CAUSE NON-OPERATION OF LED SEGMENTS.

NOTE:
1. MOUNT POWER SUPPLY TO BACK OF THE CHANNEL LETTER. MAINTAIN A 0.5" CLEARANCE FROM ANY SIDE OF THE POWER SUPPLY TO THE WALLS OF THE CHANNEL LETTER
2. USE AT LEAST 2 OF THE MOUNTING HOLES WITH EITHER AN #8 OR #10 SCREW.
3. FOR SELF-CONTAINED LETTERS, MAINTAIN A 0.5" SPACING BETWEEN THE TETRA STRIP AND THE POWER SUPPLY TO AVOID SHADOWS.

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST

icon
1416 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

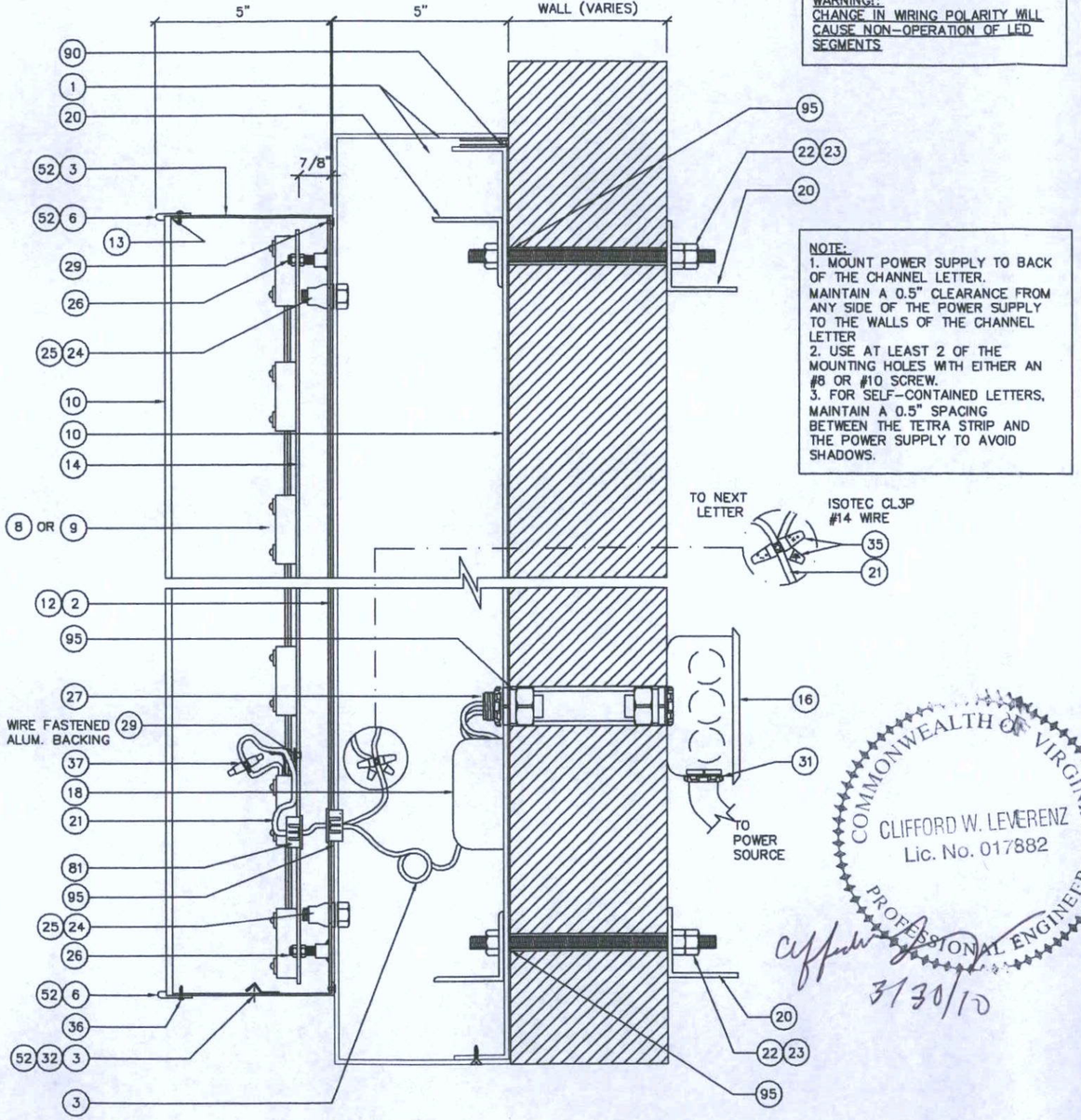
PROJECT:

JOB #

REQUEST # 78935

APPROVED BY / DATE

ENGR. MGR.:



WARNING!:
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NOTE:
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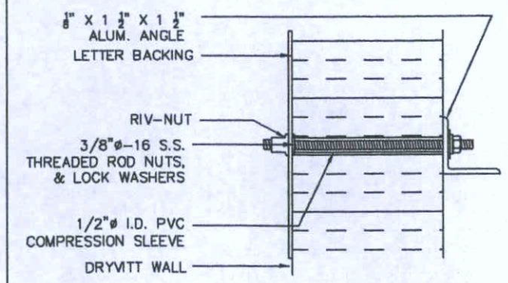
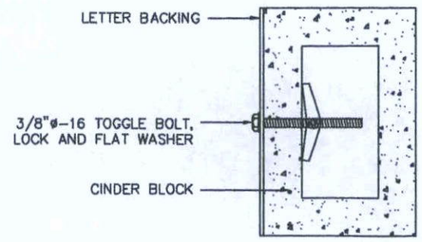
COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

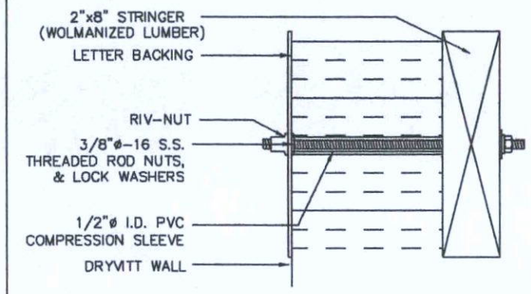
SECTION — SCALE: 3"=1'-0" — REF. # — D



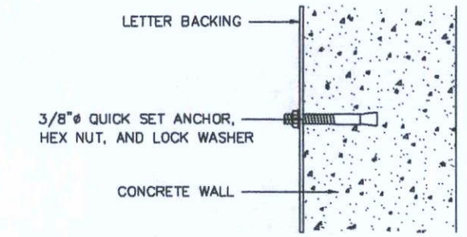
THREADED ROD W/ ALUM. ANGLE — SCALE: N.T.S. — REF. # — 3.3



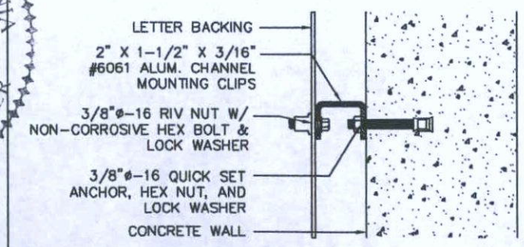
TOGGLE BOLT — SCALE: N.T.S. — REF. # — 4.4



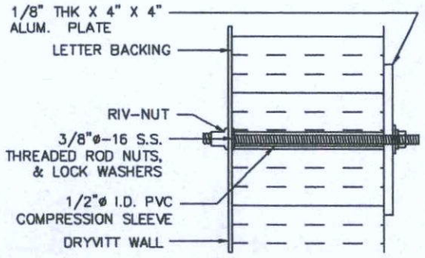
THREADED ROD — SCALE: N.T.S. — REF. # — 2.2



QUICK SETS — SCALE: N.T.S. — REF. # — 5.5



C- CHANNEL — SCALE: N.T.S. — REF. # — 1.1



THRU WALL — SCALE: N.T.S. — REF. # — 6.6

DETAIL - MOUNTING OPTIONS — SCALE: N.T.S. — REF. # — 7

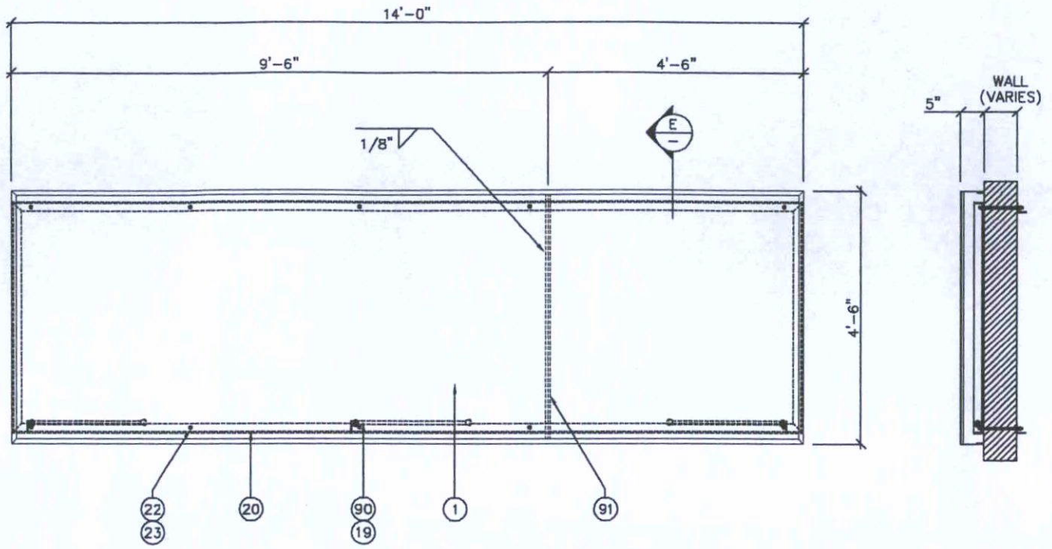
REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
E	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84278

icon
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

PROJECT:

JOB #	APPROVED BY / DATE
REQUEST # 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:

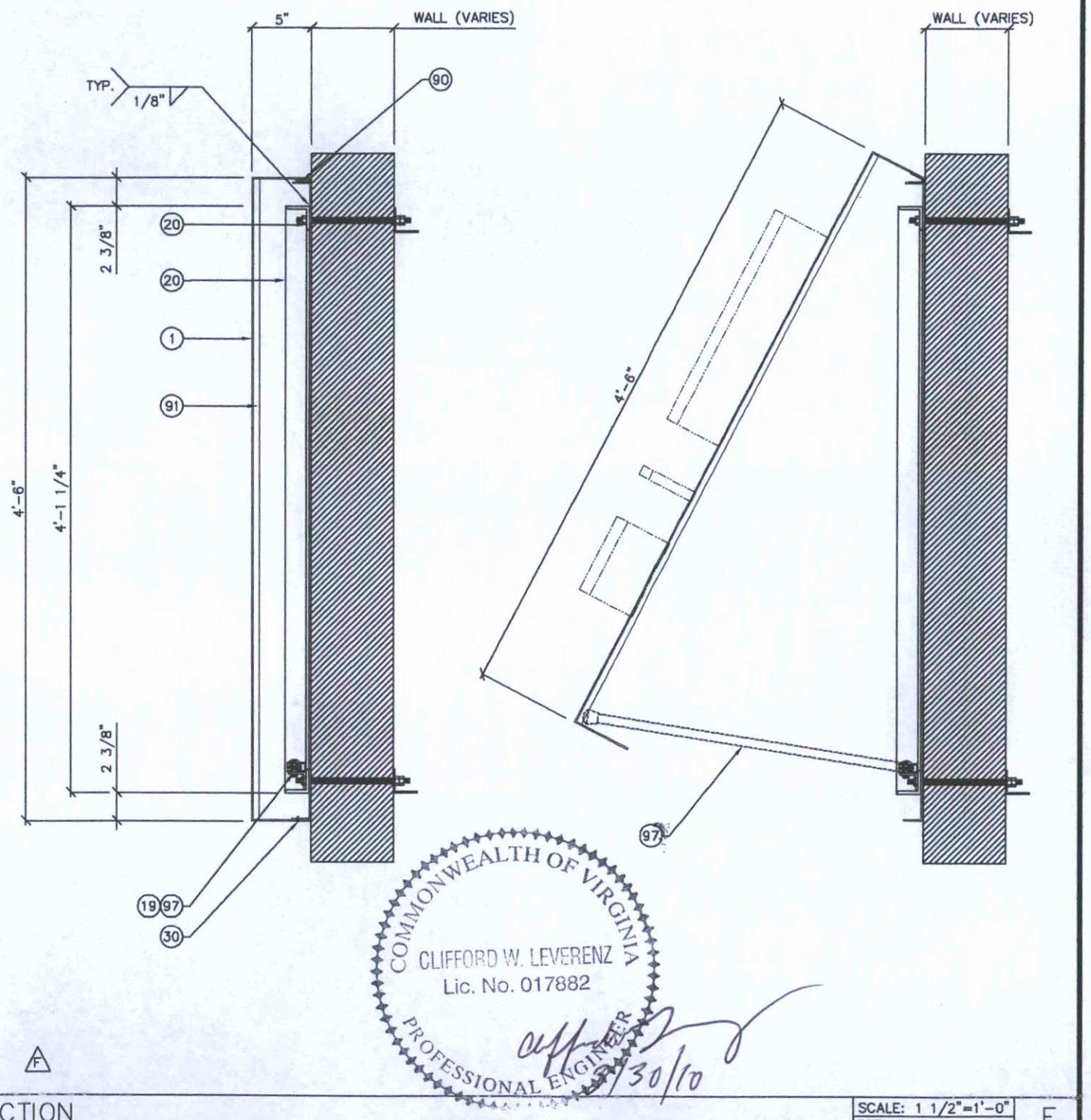


F

ELEVATIONS – BACKER PANEL

SCALE: 3/8"=1'-0"
REF. #

–



F

SECTION

SCALE: 1 1/2"=1'-0"
REF. #

E

–

SCALE: –
REF. #

–

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
3/30/10

REVISIONS

No.	DATE:	BY:	DESCRIPTION
E	03/04/10	HN	REVISED LOGO SIZE PER REQUEST #83371
F	03/25/10	HN	REVISED LOGO & LETTERS SIZE PER REQUEST #84578

icon
Identity Solutions

1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

PROJECT:

LA FITNESS.

ARLINGTON, VA
LOCATION: #8006

JOB #	APPROVED BY / DATE
REQUEST: 78935	ENGR. MGR.:
DRAWN: AJH	OPR. MGR.:
DATE: 12/22/09	PROJ. MGR.:
SCALE: AS NOTED	SALES MGR.:

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **RJ GALVIN**
5609 WILKENS AVE
CATONSVILLE, MD
21228

PHONE:

SIGN PERMIT

Permit Number: ZN1000350 **06/14/2010**

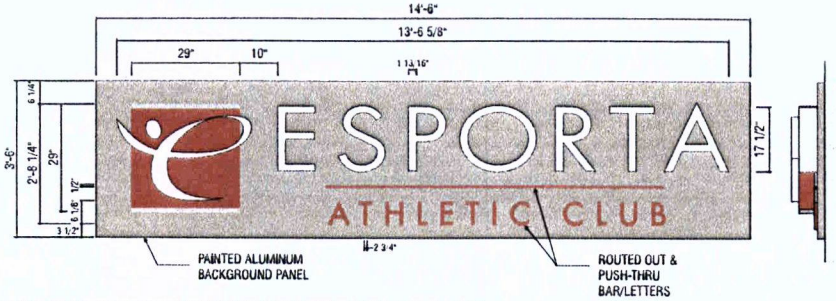
Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

CONSTRUCT WALL SIGN 3.4' X 14.5' FOR LA FITNESS. REPLACING EXISTING SIGN FOR ESPORTA ATHLETIC CLUB (49.3 S.F.) SIGN WILL SAY "LA FITNESS".

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $115.50

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000350

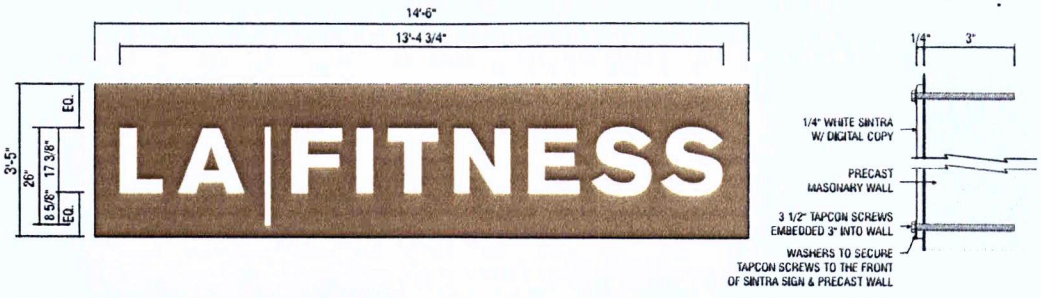


ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.) — SIDE VIEW

SIGN #1 — SCALE: 3/8"=1'-0"

QTY: 1

NOTE
BACKGROUND COLOR TO BE PMS 5D
ELECTRIC TO COME OUT OF THE BOTTOM.



1/4" WHITE SINTRA W/ DIGITAL COPY (49.5 Sq. Ft.)

SIGN #1 — SCALE: 3/8"=1'-0"

QTY: 1

NOTE
BACKGROUND PANEL TO BE PAINTED PMS #4645C
2 1/2" WIDE & 2 DEEP RECESSED GROOVES IN BUILDING.
TO BE MOUNTED W/ TAPCON CONCRETE SCREWS W/ WASHERS

SECTION DETAIL

SCALE: 3"=1'-0"



EXISTING



PROPOSED

LA|FITNESS

SIGN #1

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT/CONTRACTOR — DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\Locations\3101_8006_Arlington VA Temp Sign 8

Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.

DATE:	05/11/10	Rev. 6:	00/00/00
Rev. 1:	05/13/10	Rev. 7:	00/00/00
Rev. 2:	05/18/10	Rev. 8:	00/00/00
Rev. 3:	06/08/10	Rev. 9:	00/00/00
Rev. 4:	00/00/00	Rev. 10:	00/00/00
Rev. 5:	00/00/00	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

The Icon Companies®
icon Icon Identity Solutions
ims ImageCare Maintenance Services

National Gateway - Land Bay E West

Comprehensive Signage Plan Square Footage Summary (04-01-10)

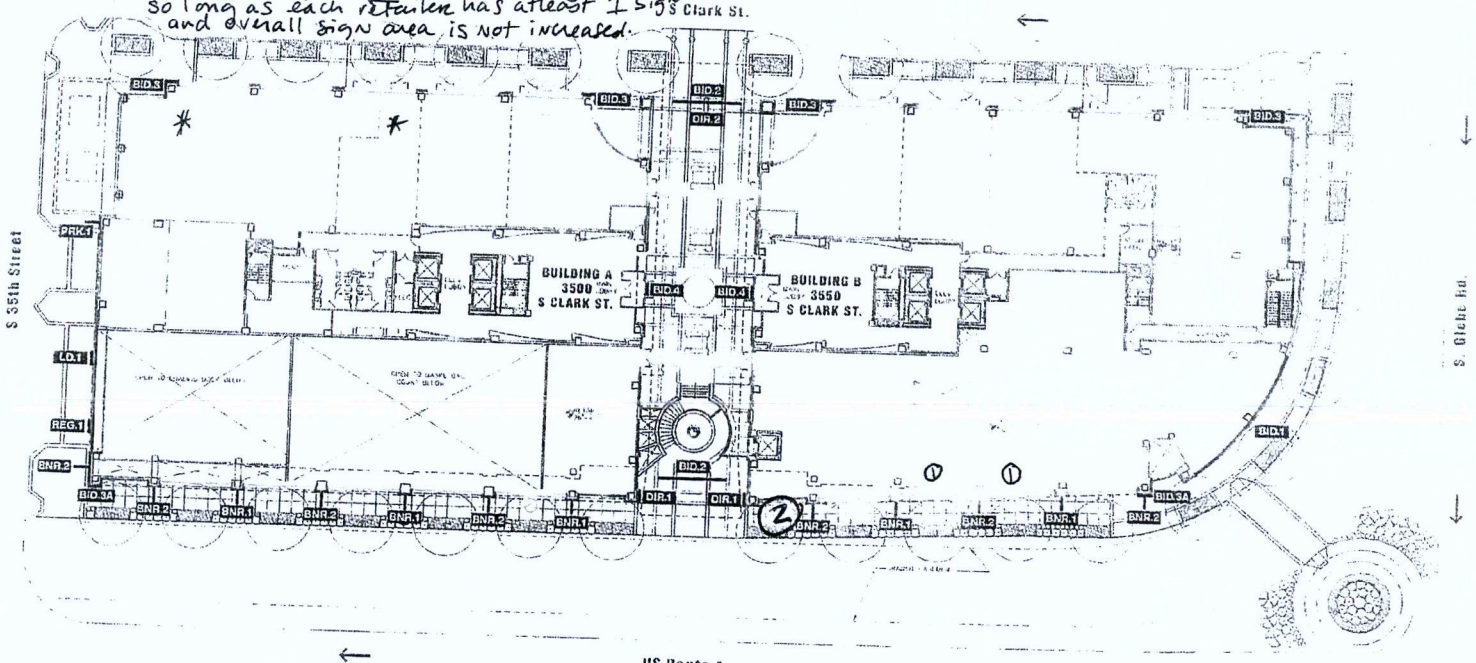
Sign Designation	Type	Size	Qty.	Sign Area (sf)	(sf total)	Height Above Ground	Text	Location	Material/ Color
BNR.2	Banner - Retail	2' 6" x 12' 3 1/4"	7	21'	147	35'	Retail Tenant name	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
BID.1	Building Identification	51' x 2' 7 1/2"	1	133'	133'	34'	National Gateway	Curved Wall on S. Glebe Rd. Elev.	Painted Alum. Reverse channel letters - Halo Lit
BID.2	Building Identification	20' 1" x 1' 6"	2	30'	60'	Rt. 1 - 33', S. Clark - 22'	National Gateway	Under Canopy - Rt.1 & S. Clark St.	1/4" thk Alum. Letters, Acrilite Panel, Alum. Posts
BID.3	Building Address/ID	1' 11" x 1' 1/2"	4	2'	8'	5'	3550, National Gateway (I or II)	Columns near Building Entrances	1/2" thk Alum. Letters, 1/4" thick Alum. Panel
BID.3A	Building Address/ID	1' 11" x 8"	2	1' 6"	3'	5'	National Gateway (I or II)	Columns near Building Entrances	1/4" thick Alum. Panel
BB.1 - S. Clark	Retail - Awning Sign	20' x 8"	5	13'	65'	9'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Fabic Awning - Design, Color, Graphics TBD
BB.1 - Route 1	Retail - Awning Sign	20' x 8" or other combination to = 13sf max	2	13'	26'	18'	Tenant Name / Logo TBD	2nd story of building	Fabic Awning - Design, Color, Graphics TBD
BB.2 - Route 1, S. Glebe, & S. Clark	Retail - Façade Sign	20' x 2' or other combination to = 40sf max.	9	40'	360'	22' 8" on Rt. 1 & S. Glebe; 12'8" on S. Clark	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Internally Illuminated Letters - Design TBD
	Retail - Façade Sign	20' x 2' or other combination to = 50sf max.	1	50'	50'	22' 8"			
BB.3 - (optional)	Retail - Blade Sign	4' X 2.5' or other combination to equal 10sf	5	10'	50'	8'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Optional Blade Sign - Design TBD
DIR.1	Directory - Wall Mounted	2' 6" x 3'	2	7' 6"	15'	3' 6"	Logo, Tenant Names	Columns along Rt. 1 side	Alum. Box / Painted Panel with Silkscreened Graphics
DIR.2	Directory - Ground	3' 1 1/2" x 8'	1	25'	25'	on ground	Logo, Building ID, Tenant Names	Plaza area on S. Clark side	Alum. Pylon / Painted Panel with Silkscreened Graphics
				TOTAL Sign Area	**942.00**				
				Total Sign Area Permitted	943.00				
Signs not counting toward overall SF									
BNR.1	Banner	2' 6" x 12' 3 1/4"	5	21	105	35'	National Gateway Logo Graphic	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
PRK.1	Parking ID Blade Sign	1' 5" x 1' 7"	1	3'	3'	10'	P	Wall by Parking Garage Entrance	Alum. Cabinet with Punch-Out Graphics
LD.1	Loading Zone ID	9" x 4'	1	3'	3'	19'	LOADING	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
REG.1	Clearance Sign	9" x 8'	1	6'	6'	19'	CLEARANCE 15'-0"	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
BID.4	Building Address Vinyl	2' 10" x 1' 2"	2	3'	6'	5'	3500 or 3550, logo, National Gateway	Glass Entrance Doors	3M Reverse Cut vinyl on Glass
BB.2A	Retail - Façade Sign	5' x 3' or other combination to = 15sf max.	4	15'	60'	above 8'	Tenant Name / Logo TBD	storefront glass above entry doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4 (plaza area)	Retail - Entry Window in private row	window graphic total not to exceed 1sf	4	1'	4'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4	Retail - Entry Window	window graphic total not to exceed 1sf	7	1'	7'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
Rooftop Sign	Rooftop Sign	6' high max. x 28' or other size not to exceed 16E	2	168'	336'	above 35'	Tenant Name	On Building near Roofline - TBD	Painted Alum. Reverse Channel Letters - Halo Lit

E West Signage Allowable Square Footage Calculation

Building Frontage at US Rt. 1	345 lf
Building Frontage at S 35th St.	130 lf
Building Frontage at S. Clark St.	348 lf
Building Frontage at S. Glebe Rd.	120 lf
Total Frontage at Public Right-Of-Way	**943 lf**

Attachment to #2

* Signs approved for these retail bays can be moved along the facade of each bay, including 35th St, so long as each retailer has atleast 1 sign and overall sign area is not increased.



KEY - RETAIL

- BB.1 - Retail Awning
- BB.2 - Retail Façade
- BB.3 - Retail Blade Sign
- BB.4 - Entrance Window Info
- BB.2A - Retail Façade - Plaza

KEY - Building Exterior

- BID.1 Building ID (façade)
- BID.2 Building ID (canopy)
- BID.3 Building Address / ID
- BID.3A Building ID
- BID.4 Vinyl Building ID
- BNR.1 Banner
- BNR.2 Banner (retail)
- DIR.1 Directory (wall)
- DIR.2 Director (ground)
- LD.1 Loading Dock ID
- PRK.1 Parking ID (facade)
- REG.1 Parking Clearance

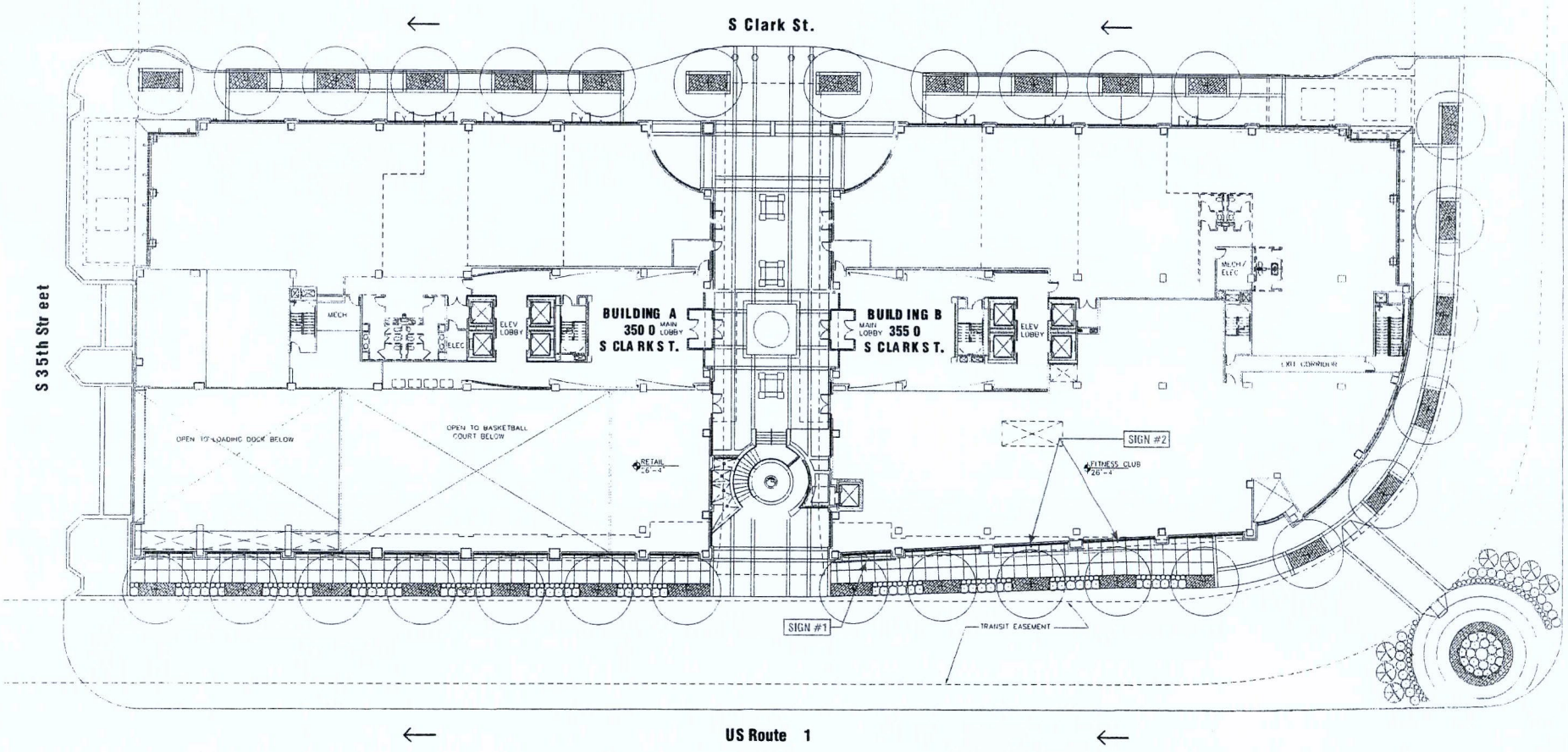
National Gateway
Arlington, VA

Land Bay E West Site Plan - Full

DATE 11.05.2008
PHASE Comp. Plan
PROJECT NO. 9916.01
SCALE As Noted
DESIGNED DR
DRAWN MA

Gallagher & Associates

B.2



ESPORTA

SITE PLAN

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT/CONTRACTOR ___/___/___ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A

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DATE:	11/17/09	Rev. 6:	04/05/10
Rev. 1:	01/06/09	Rev. 7:	00/00/00
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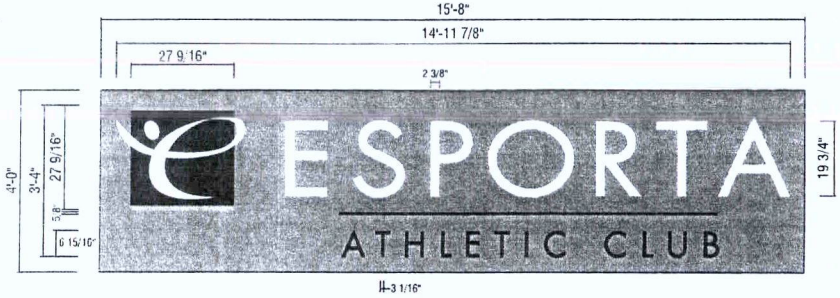
Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 1

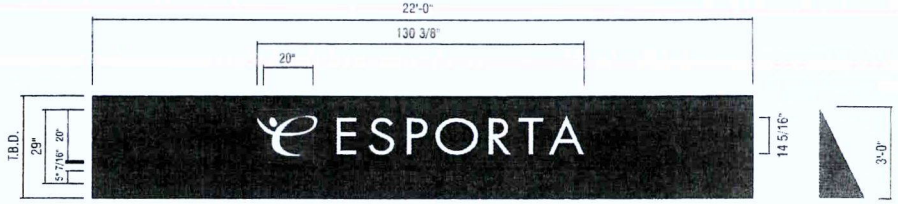
The Icon Companies
icon ims



ILLUMINATED LETTERS W/ BACKGROUND PANEL (50 Sq. Ft.)

SIGN #1
QTY: 1
NOTE
ELECTRIC TO COME OUT OF THE BOTTOM

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



AWNING VINYL GRAPHICS

SIGN #2
QTY: 2

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



ELEVATION

SCALE: N.T.S

ESPORTA ATHLETIC CLUB	**SIGN #1** ADDRESS: **3550 S Clark St. - Potomac Yards** CITY/STATE: **Arlington, VA** ZIP:	PROJECT #: **3101** LOCATION #: **8006**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT/CONTRACTOR — DATE FILE PATH: **Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA SA** Drawings are the exclusive property of Icon Identity Solutions Inc., Any unauthorized use or duplication is not permitted.	DATE: **11/17/09** Rev. 1: **01/06/09** Rev. 2: **01/14/10** Rev. 3: **01/27/10** Rev. 4: **02/02/10** Rev. 5: **02/23/10** Rev. 6: **04/05/10** Rev. 7: **00/00/00** Rev. 8: **00/00/00** Rev. 9: **00/00/00** Rev. 10: **00/00/00** Rev. 11: **00/00/00**	REVISION NOTES:	SCALE: **As Noted** DRAWN BY: **KWK** PAGE #: **2**	The Icon Companies icon Identity Solutions ims Image Core Maintenance Services



ESPORTA
ATHLETIC CLUB

ROUT 1 ELEVATION

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ___/___/___ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A

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Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: 1/16"=1'-0"
DRAWN BY: KWK
PAGE #: 3

DRAWINGS PREPARED BY:

The Icon Companies
icon Icon Identity Solutions East Coast Sign Advertising
ims ImageCare Maintenance Services

THE MERIDIAN GROUP

June 8, 2010

Andrew A. Bragg
Director of Construction
LA Fitness International, LLC
111 South Independence Mall East
Suite 560 B
Philadelphia, PA 19106

Re: Temporary exterior building sign for LA Fitness

Dear Andy:

This letter confirms Landlord's approval to place a temporary sign for LA Fitness on the exterior of the building on the Route 1 façade. The sign to be up to 50 SF in size and best efforts are to be made to use the same mounting holes as the permanent signage to reduce the need for penetrations / repairs to the precast panels.

Please coordinate any access requirements at the site with Roger James, the chief engineer on site. I look forward to seeing the permanent signage when it is fabricated.

Best wishes,

Gary Dick
Snr Vice resident

3 Bethesda Metro Center Suite 610 Bethesda, MD 20814 Telephone: (301) 718-0800 Fax: (301) 718-9444
www.meridiangroupinc.com

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNIN
HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

RJ GALVIN
Permit # : ZN1000350

* D 1 0 3 5 5 *

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

6/10/10
DATE OF APPLICATION

Address of Installation 3550 S. Clark St. Zip Code

Occupant LA FITNESS

Sign Contractor TITAN SIGN + AWNING Address 11001 Pierson Dr., Ste. H., Fredericksburg, VA 22408

☒ New Sign ☐ Repair ☐ Repaint ☐ Single Face ☐ Double Face

Sign Dimensions 3'-5" x 14'-6" Total Square Feet 49.5

Flat against the building ✓. Projecting inches from the building.

Projecting inches above the roof line. Free standing sign

Located feet from the street line. Projecting inches over the building line.

If "V"-shaped sign, give degree of interior angle . feet.

Is sign electrically wired? NO Type of lighting: Internal (neon, etc.)

Indirect Source

Building 75 feet of frontage. Lot 75 feet of frontage.

Size Total Area

Remarks

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

RJ Galvin
NAME (PLEASE PRINT)

SIGNATURE

5609 Wilkens Ave., Catonsville, MD 21228
ADDRESS

4105070053
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone C01.5 Fee $115.50

C.R.I.F. No. R10008384 Date 6/10/2010

N/A [signature] 6/14/10
ELECTRICAL DIVISION APPROVED

[signature] 6/14/10
BUILDING DIVISION APPROVED

[signature] 6/14/10
COMMUNITY INSPECTIONS APPROVED

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

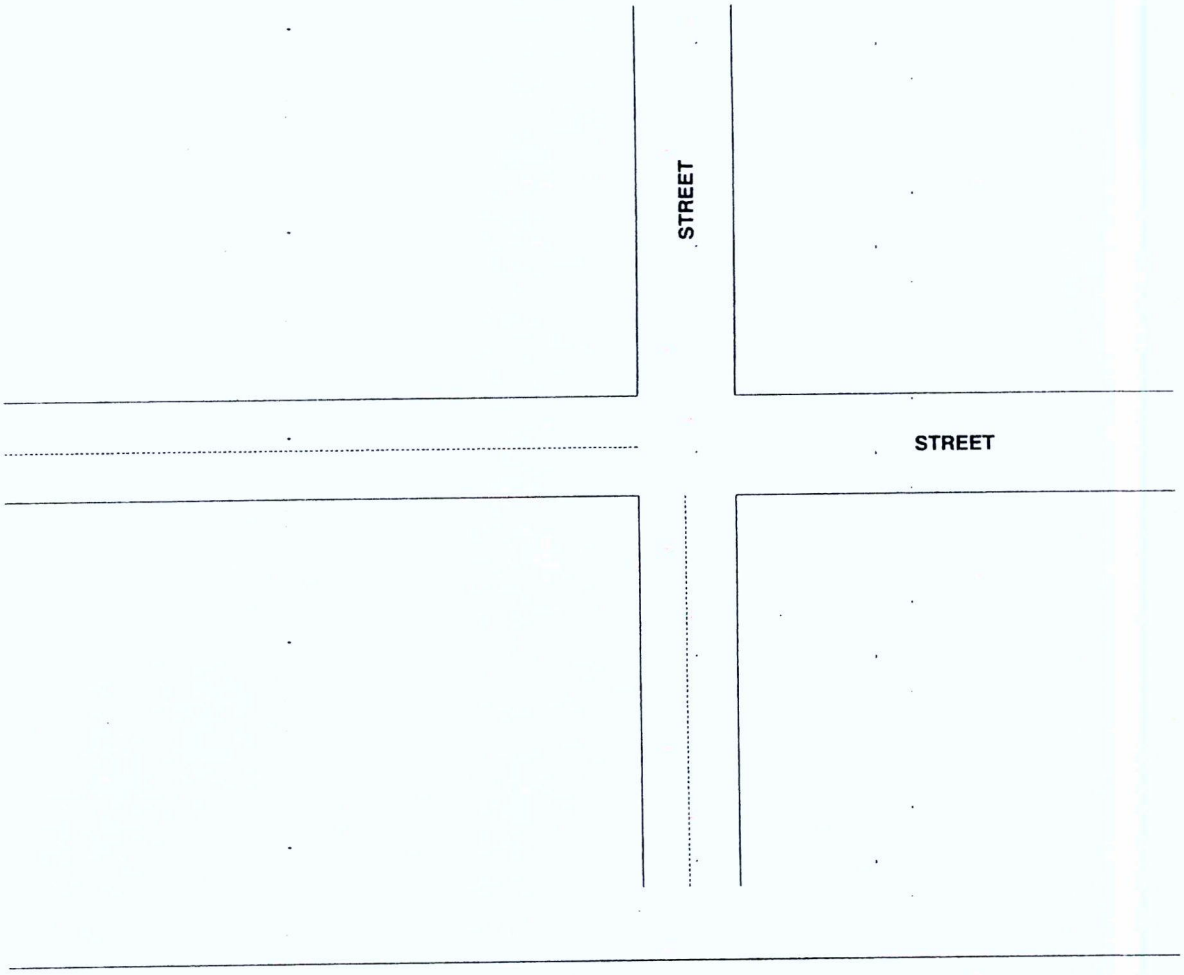
RECEIVED
JUN 10 2010
By

ZN1000350

108-8 REV. 07-08

REORDER #0528

SHOW LOCATION AND ALL DIMENSIONS



INSTRUCTIONS

Applicants for sign permits are required to fill out the sign permit application accurately and in its entirety. Incomplete applications often cause delays in processing and issuing the permit. Returning applications for additional information is time consuming and unnecessary. We urge you to make every effort to comply with this request.

The Inspection Services Division requires two (2) sets of structural plans with all applications for signs. This is in addition to the detailed drawing you make on the back of the original of this application.

Each sign requires a separate application. Duplicate signs may be put on one application but a fee will be charged for each sign.

THE SIGN PERMIT MUST BE PICKED UP BEFORE THE SIGN IS ERECTED.

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **RJ GALVIN**
5609 WILKENS AVE
CATONSVILLE, MD
21228

PHONE:

SIGN PERMIT

Permit Number: ZN1000350 **06/14/2010**

Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

CONSTRUCT WALL SIGN 3.4' X 14.5' FOR LA FITNESS. REPLACING EXISTING SIGN FOR ESPORTA ATHLETIC CLUB (49.3 S.F.) SIGN WILL SAY "LA FITNESS".

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $115.50

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000350

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNIN
HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

RJ GALVIN
Permit # : ZN1000350

* D 1 0 3 5 5 *

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

6/10/10
DATE OF APPLICATION

Address of Installation 3550 S. Clark St. Zip Code

Occupant LA FITNESS

Sign Contractor TITAN SIGN + AWNING Address 11001 Pierson Dr., Ste. H., Fredericksburg, VA 22408

☒ New Sign ☐ Repair ☐ Repaint ☐ Single Face ☐ Double Face

Sign Dimensions 3'-5" x 14'-6" Total Square Feet 49.5

Flat against the building ✓. Projecting inches from the building.

Projecting inches above the roof line. Free standing sign .

Located feet from the street line. Projecting inches over the building line.

If "V"-shaped sign, give degree of interior angle . feet.

Is sign electrically wired? NO. Type of lighting: Internal (neon, etc.)

Indirect Source

Building 75 feet of frontage. Lot 75 feet of frontage.

Size Total Area

Remarks

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

RJ Galvin
NAME (PLEASE PRINT)

SIGNATURE

5609 Wilkens Ave., Catonsville, MD 21228
ADDRESS

4105070053
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone Col. 5 Fee $115.50

C.R.I.F. No. R1000384 Date 6/10/2010

N/A 6/14/10
ELECTRICAL DIVISION APPROVED

6/14/10
BUILDING DIVISION APPROVED

6/14/10
COMMUNITY INSPECTIONS APPROVED

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

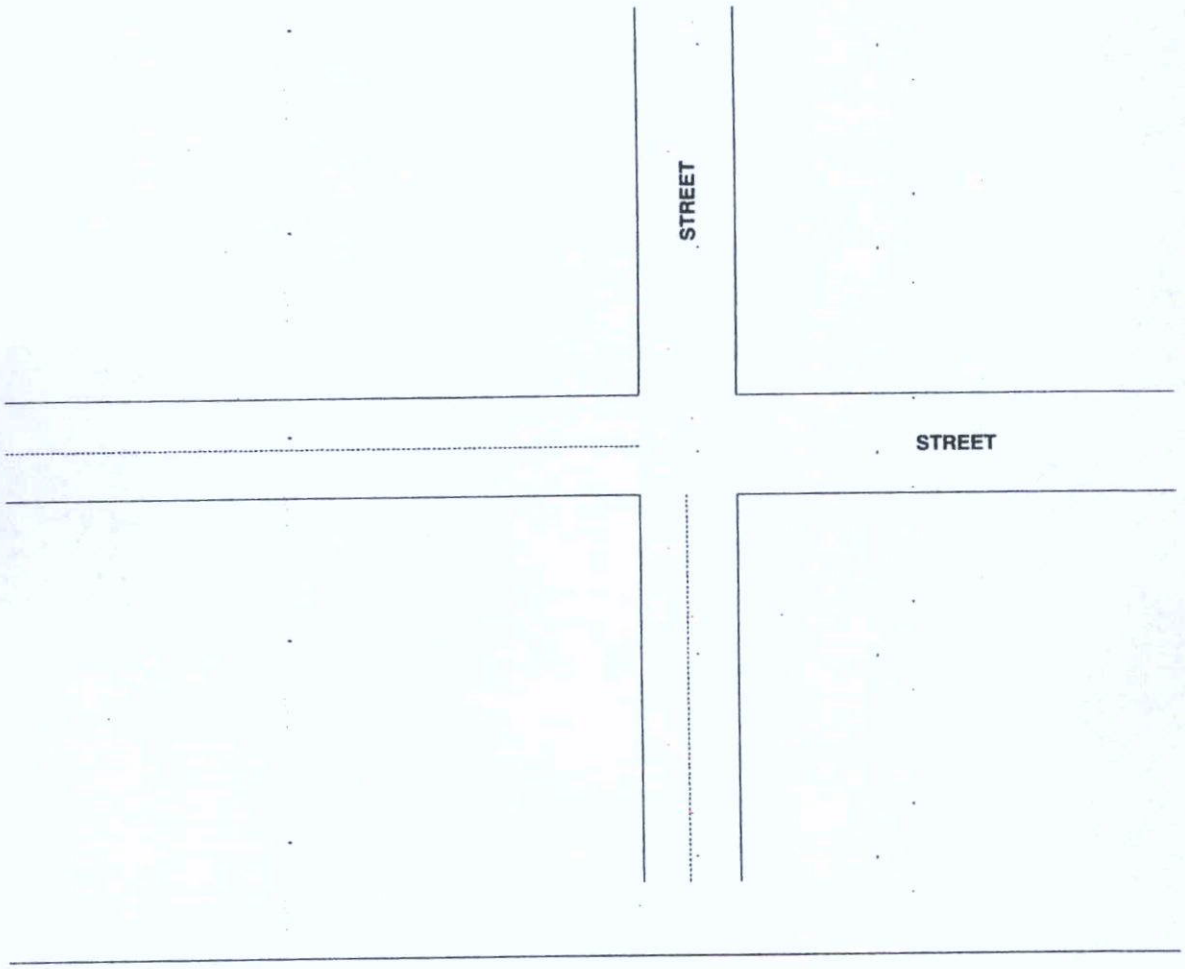
RECEIVED
JUN 10 2010
By

ZN1000350

108-8 REV. 07-08

REORDER #0528

SHOW LOCATION AND ALL DIMENSIONS



INSTRUCTIONS

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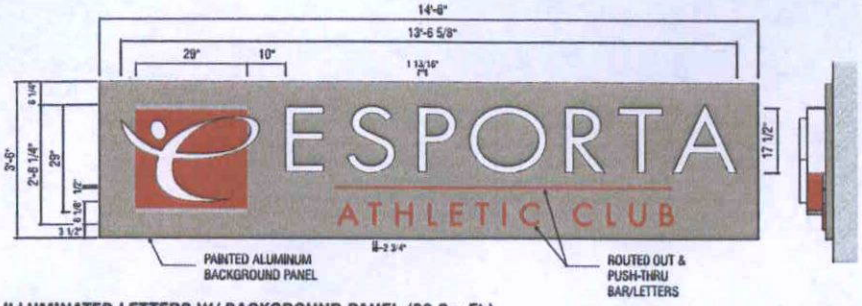
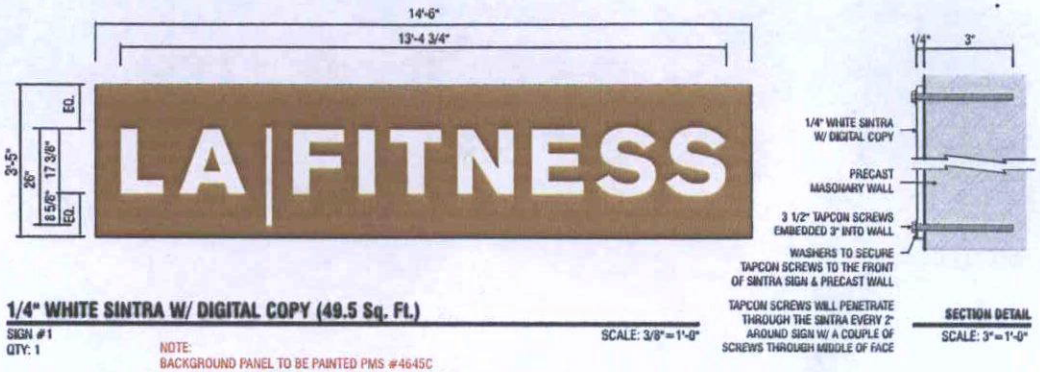
THE SIGN PERMIT MUST BE PICKED UP BEFORE THE SIGN IS ERECTED.



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.)

SIDE VIEW
SCALE: 3/8"=1'-0"

SIGN #1
QTY: 1
NOTE:
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM.



1/4" WHITE SINTRA W/ DIGITAL COPY (49.5 Sq. Ft.)

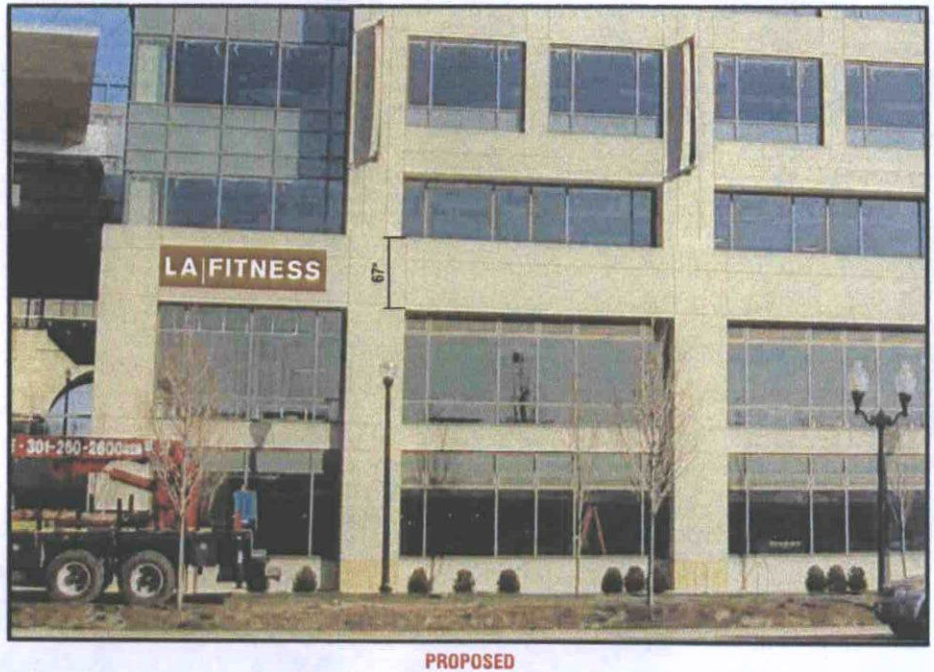
SCALE: 3/8"=1'-0"

SECTION DETAIL
SCALE: 3"=1'-0"

SIGN #1
QTY: 1
NOTE:
BACKGROUND PANEL TO BE PAINTED PMS #4645C
2 1/2" WIDE & 2 DEEP RECESSED GROOVES IN BUILDING.
TO BE MOUNTED W/ TAPCON CONCRETE SCREWS W/ WASHERS



EXISTING



PROPOSED

LA|FITNESS

SIGN #1

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT SIGNATURE ____/____/____ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\Locations\3101_8006_Arlington VA Temp Sign B

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DATE: 05/11/10
Rev. 1: 05/13/10
Rev. 2: 05/19/10
Rev. 3: 06/08/10
Rev. 4: 06/08/00
Rev. 5: 06/08/00
Rev. 6: 06/08/00
Rev. 7: 06/08/00
Rev. 8: 06/08/00
Rev. 9: 06/08/00
Rev. 10: 06/08/00
Rev. 11: 06/08/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

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National Gateway - Land Bay E West

Comprehensive Signage Plan Square Footage Summary (04-01-10)

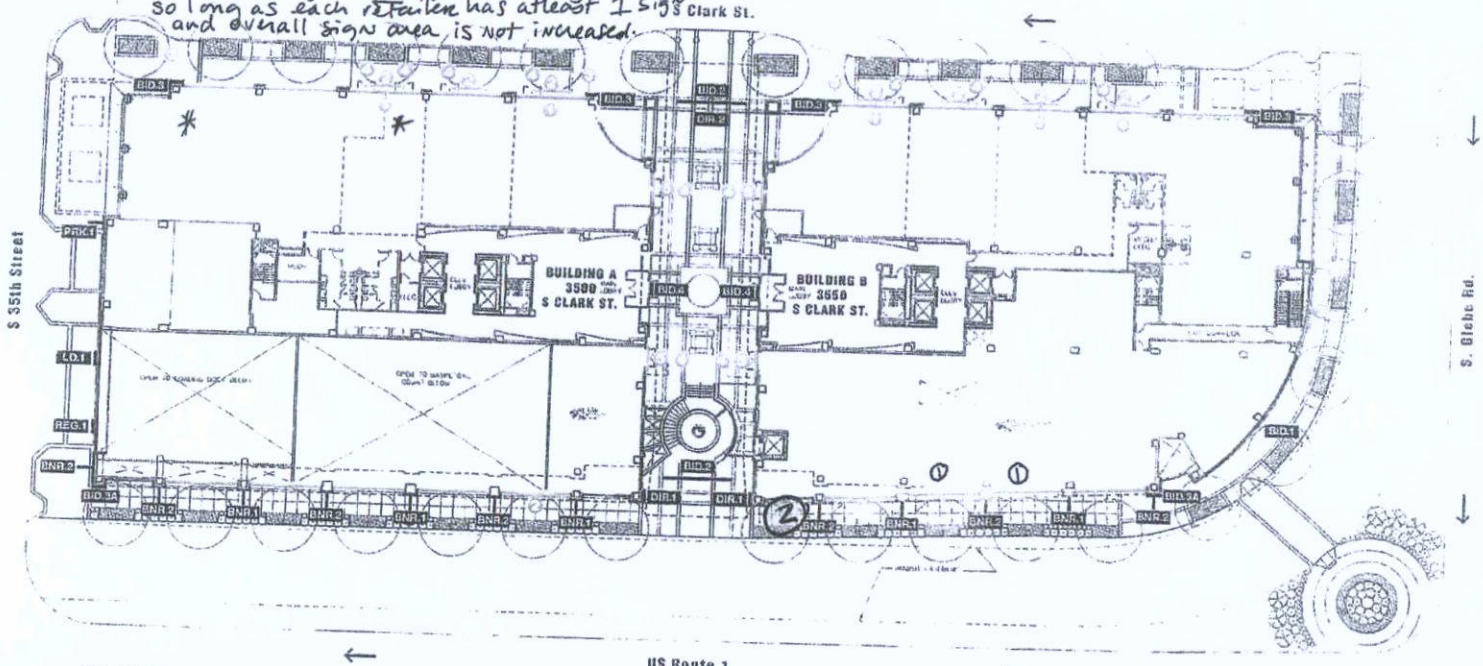
Sign Designation	Type	Size	Qty.	Sign Area (sf)	(sf total)	Height Above Ground	Text	Location	Material/ Color
BNR.2	Banner - Retail	2' 6" x 12' 3 1/4"	7	21'	147	35'	Retail Tenant name	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
BID.1	Building Identification	51' x 2' 7 1/2"	1	133'	133'	34'	National Gateway	Curved Wall on S. Glebe Rd. Elev.	Painted Alum. Reverse channel letters - Halo Lit
BID.2	Buiding Identification	20' 1" x 1' 6"	2	30'	60'	Rt. 1 - 33', S. Clark - 22'	National Gateway	Under Canopy - Rt.1 & S. Clark St.	1/4" thk Alum. Letters, Acrilite Panel, Alum. Posts
BID.3	Building Address/ID	1' 11" x 1' 1/2"	4	2'	8'	5'	3550, National Gateway (I or II)	Columns near Building Entrances	1/2" thk Alum. Letters, 1/4" thick Alum. Panel
BID.3A	Building Address/ID	1' 11" x 8"	2	1' 6"	3'	5'	National Gateway (I or II)	Columns near Building Entrances	1/4" thick Alum. Panel
BB.1 - S. Clark	Retail - Awning Sign	20' x 8"	5	13'	65'	9'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Fabic Awning - Design, Color, Graphics TBD
BB.1 - Route 1	Retail - Awning Sign	20' x 8" or other combination to = 13sf max	2	13'	26'	18'	Tenant Name / Logo TBD	2nd story of building	Fabic Awning - Design, Color, Graphics TBD
BB.2 - Route 1, S. Glebe, & S. Clark	Retail - Façade Sign	20' x 2' or other combination to = 40sf max.	9	40'	360'	22' 8" on Rt. 1 & S. Glebe; 12'8" on S. Clark	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Internally Illuminated Letters - Design TBD
	Retail - Façade Sign	20' x 2' or other combination to = 50sf max.	1	50'	50'	22' 8"			
BB.3 - (optional)	Retail - Blade Sign	4' X 2.5' or other combination to equal 10sf	5	10'	50'	8'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Optional Blade Sign - Design TBD
DIR.1	Directory - Wall Mounted	2' 6" x 3'	2	7' 6"	15'	3' 6"	Logo, Tenant Names	Columns along Rt. 1 side	Alum. Box / Painted Panel with Silkscreened Graphics
DIR.2	Directory - Ground	3' 1 1/2" x 8'	1	25'	25'	on ground	Logo, Building ID, Tenant Names	Plaza area on S. Clark side	Alum. Pylon / Painted Panel with Silkscreened Graphics
				TOTAL Sign Area	**942.00**				
				Total Sign Area Permitted	943.00				
Signs not counting toward overall SF									
BNR.1	Banner	2' 6" x 12' 3 1/4"	5	21	105	35'	National Gateway Logo Graphic	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
PRK.1	Parking ID Blade Sign	1' 5" x 1' 7"	1	3'	3'	10'	P	Wall by Parking Garage Entrance	Alum. Cabinet with Punch-Out Graphics
LD.1	Loading Zone ID	9" x 4'	1	3'	3'	19'	LOADING	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
REG.1	Clearance Sign	9" x 8'	1	6'	6'	19'	CLEARANCE 15'-0"	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
BID.4	Building Address Vinyl	2' 10" x 1' 2"	2	3'	6'	5'	3500 or 3550, logo, National Gateway	Glass Entrance Doors	3M Reverse Cut vinyl on Glass
BB.2A	Retail - Façade Sign	5' x 3' or other combination to = 15sf max.	4	15'	60'	above 8'	Tenant Name / Logo TBD	storefront glass above entry doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4 (plaza area)	Retail - Entry Window in private row	window graphic total not to exceed 1sf	4	1'	4'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4	Retail - Entry Window	window graphic total not to exceed 1sf	7	1'	7'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
Rooftop Sign	Rooftop Sign	6' high max. x 28' or other size not to exceed 168	2	168'	336'	above 35'	Tenant Name	On Building near Roofline - TBD	Painted Alum. Reverse Channel Letters - Halo Lit

E West Signage Allowable Square Footage Calculation

Building Frontage at US Rt. 1	345 lf
Building Frontage at S 35th St.	130 lf
Building Frontage at S. Clark St.	348 lf
Building Frontage at S. Glebe Rd.	120 lf
Total Frontage at Public Right-Of-Way	**943 lf**

Attachment to #2

* Signs approved for these retail bays can be moved along the facade of each bay, including 35TH St, so long as each retailer has atleast 1 sign and overall sign area is not increased.



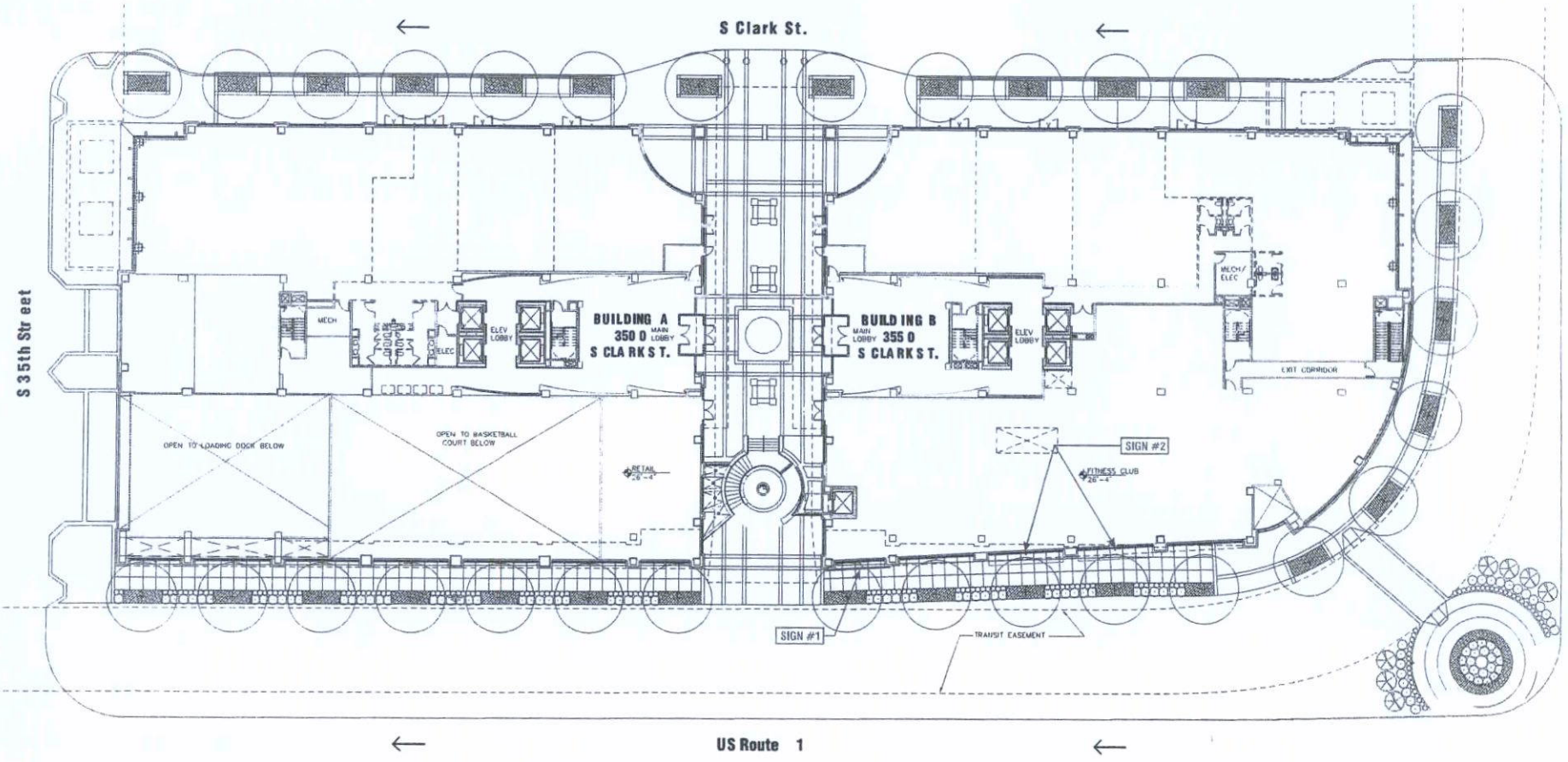
KEY - RETAIL

- BB.1 - Retail Awning
- BB.2 - Retail Façade
- BB.3 - Retail Blade Sign
- BB.4 - Entrance Window Info
- BB.2A - Retail Façade - Plaza

KEY - Building Exterior

- BID.1 Building ID (façade)
- BID.2 Building ID (canopy)
- BID.3 Building Address / ID
- BID.3A Building ID
- BID.4 Vinyl Building ID
- BNR.1 Banner
- BNR.2 Banner (retail)
- DIR.1 Directory (wall)
- DIR.2 Directory (ground)
- LDK.1 Loading Dock ID
- PRK.1 Parking ID (facade)
- REG.1 Parking Clearance

National Gateway Arlington, VA	Land Bay E West Site Plan - Full	DATE 11.05.2009 PHASE Comp. Plan PROJECT NO 9916.01	SCALE As Noted DESIGNED DR DRAWN MA	Gallagher & Associates	B.2



ESPORTA

SITE PLAN

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT/CONTRACTOR — DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A

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Rev. 1:	01/06/09	Rev. 7:	00/00/00
Rev. 2:	01/14/10	Rev. 8:	00/00/00
Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 1

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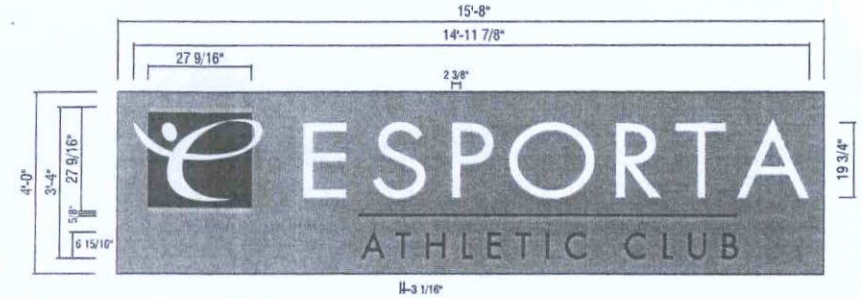
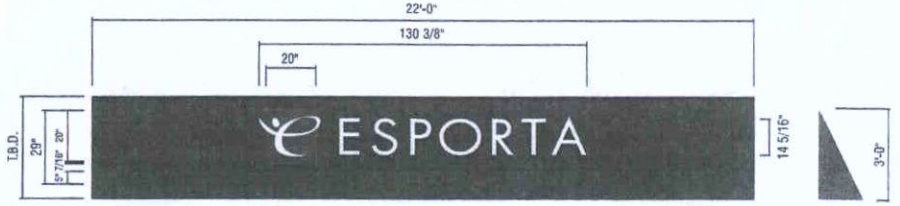


ILLUMINATED LETTERS W/ BACKGROUND PANEL (50 Sq. Ft.)

SIGN #1
QTY: 1
NOTE:
ELECTRIC TO COME OUT OF THE BOTTOM.

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



AWNING VINYL GRAPHICS

SIGN #2
QTY: 2

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



ELEVATION

SCALE: N.T.S.

ESPORTA ATHLETIC CLUB

SIGN #1

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT/CONTRACTOR ___/___/___ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA SA

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Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

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ESPORTA

ROUT 1 ELEVATION

ADDRESS: **3550 S Clark St. - Potomac Yards**
CITY/STATE: **Arlington, VA**
ZIP:

PROJECT #: **3101**
LOCATION #: **8006**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ___/___/___ DATE

FILE PATH: **Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A**

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Rev. 2: 01/14/10	Rev. 8: 00/00/00		
Rev. 3: 01/27/10	Rev. 9: 00/00/00		
Rev. 4: 02/02/10	Rev. 10: 00/00/00		
Rev. 5: 02/23/10	Rev. 11: 00/00/00		

SCALE: **1/16"=1'-0"**
DRAWN BY: **KWK**
PAGE #: **3**

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THE MERIDIAN GROUP

June 8, 2010

Andrew A. Bragg
Director of Construction
LA Fitness International, LLC
111 South Independence Mall East
Suite 560 B
Philadelphia, PA 19106

Re: Temporary exterior building sign for LA Fitness

Dear Andy:

This letter confirms Landlord's approval to place a temporary sign for LA Fitness on the exterior of the building on the Route 1 façade. The sign to be up to 50 SF in size and best efforts are to be made to use the same mounting holes as the permanent signage to reduce the need for penetrations / repairs to the precast panels.

Please coordinate any access requirements at the site with Roger James, the chief engineer on site. I look forward to seeing the permanent signage when it is fabricated.

Best wishes,

Gary Dick
Snr Vice resident

3 Bethesda Metro Center Suite 610 Bethesda, MD 20814 Telephone: (301) 718-0800 Fax: (301) 718-9444
www.meridiangroupinc.com

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **RJ GALVIN**
5609 WILKENS AVE
CATONSVILLE, MD
21228

PHONE:

SIGN PERMIT

Permit Number: ZN1000350 **06/14/2010**

Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

CONSTRUCT WALL SIGN 3.4' X 14.5' FOR LA FITNESS. REPLACING EXISTING SIGN FOR ESPORTA ATHLETIC CLUB (49.3 S.F.) SIGN WILL SAY "LA FITNESS".

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $115.50

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000350

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNIN
HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

RJ GALVIN
Permit # : ZN1000350

* D 1 0 3 5 5 *

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

6/10/10
DATE OF APPLICATION

Address of Installation 3550 S. Clark St. Zip Code

Occupant LA FITNESS

Sign Contractor TITAN SIGN + AWNING Address 11001 Pierson Dr., Ste. H., Fredericksburg, VA 22408

☒ New Sign ☐ Repair ☐ Repaint ☐ Single Face ☐ Double Face

Sign Dimensions 3'-5" x 14'-6" Total Square Feet 49.5

Flat against the building ✓. Projecting inches from the building.

Projecting inches above the roof line. Free standing sign .

Located feet from the street line. Projecting inches over the building line.

If "V"-shaped sign, give degree of interior angle . feet.

Is sign electrically wired? NO. Type of lighting: Internal (neon, etc.)

Indirect Source

Building 75 feet of frontage. Lot 75 feet of frontage.

Size Total Area

Remarks

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

RJ Galvin
NAME (PLEASE PRINT)

SIGNATURE

5609 Wilkens Ave., Catonsville, MD 21228
ADDRESS

4105070053
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone Col. 5 Fee $115.50

C.R.I.F. No. R10008384 Date 6/10/2010

N/A 6/14/10
ELECTRICAL DIVISION APPROVED

6/14/10
BUILDING DIVISION APPROVED

6/14/10
COMMUNITY INSPECTIONS APPROVED

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

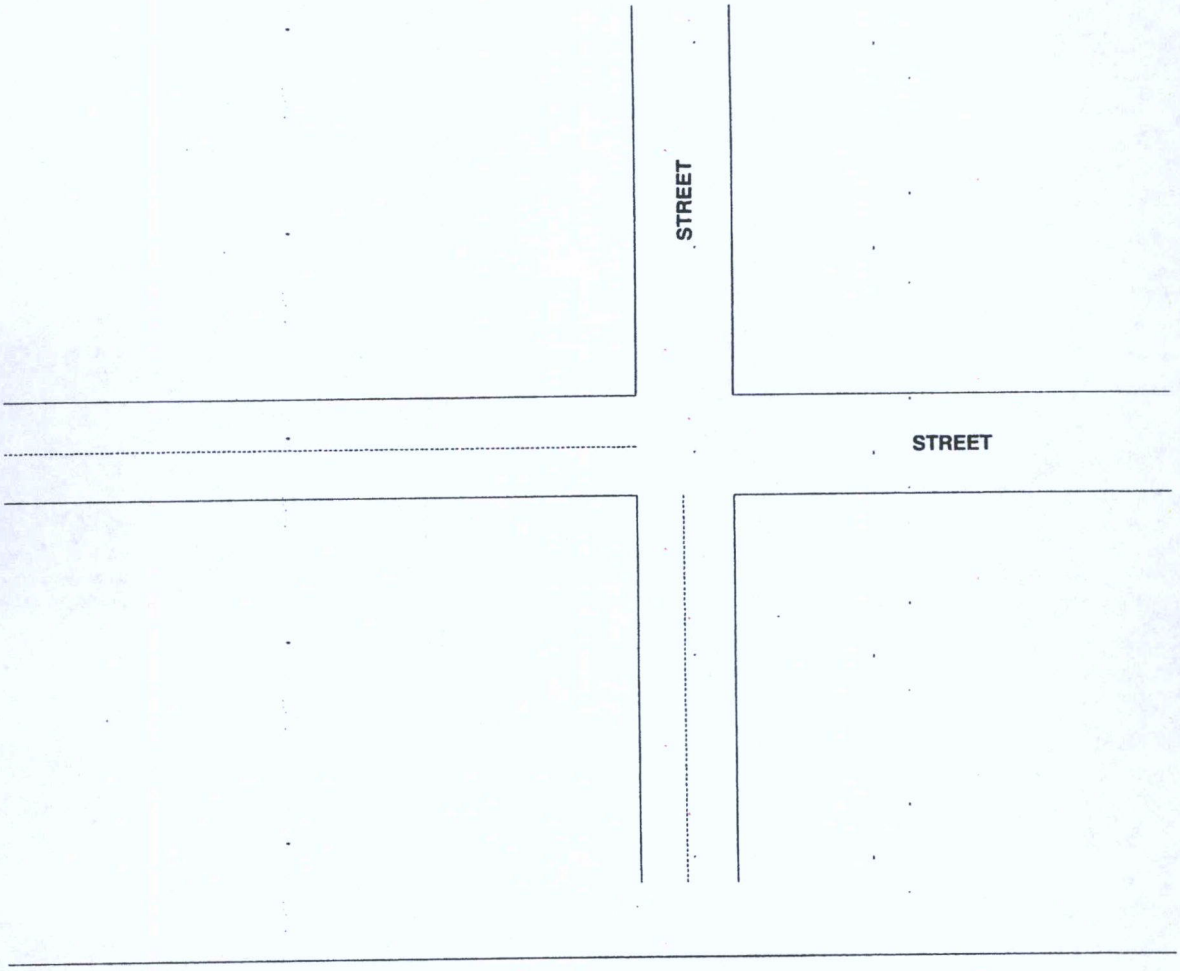
RECEIVED
JUN 10 2010
By

ZN1000350

108-8 REV. 07-08

REORDER #0528

SHOW LOCATION AND ALL DIMENSIONS



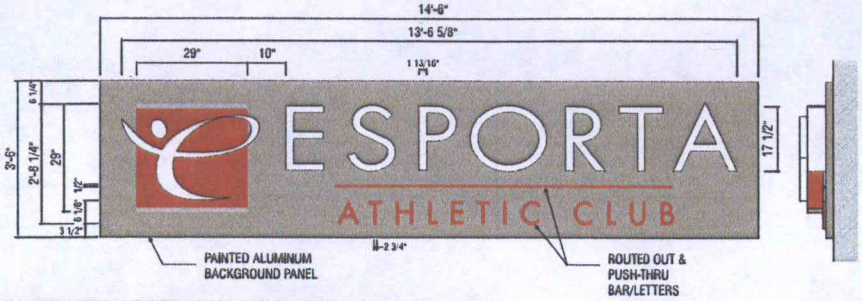
INSTRUCTIONS

Applicants for sign permits are required to fill out the sign permit application accurately and in its entirety. Incomplete applications often cause delays in processing and issuing the permit. Returning applications for additional information is time consuming and unnecessary. We urge you to make every effort to comply with this request.

The Inspection Services Division requires two (2) sets of structural plans with all applications for signs. This is in addition to the detailed drawing you make on the back of the original of this application.

Each sign requires a separate application. Duplicate signs may be put on one application but a fee will be charged for each sign.

THE SIGN PERMIT MUST BE PICKED UP BEFORE THE SIGN IS ERECTED.

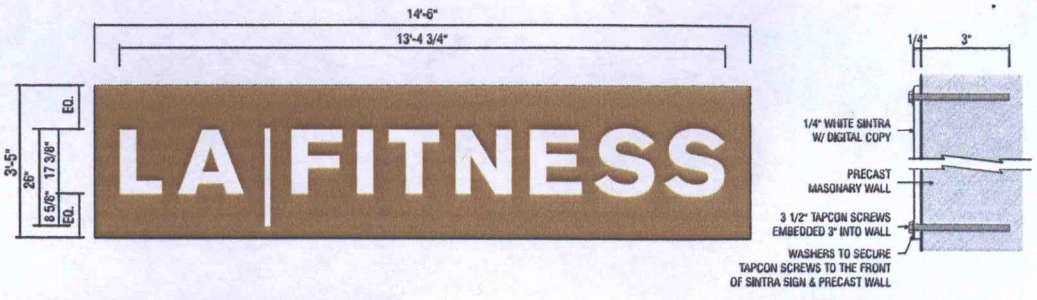


ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.)

SIDE VIEW

SIGN #1
QTY: 1
NOTE:
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM.

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



1/4" WHITE SINTRA W/ DIGITAL COPY (49.5 Sq. Ft.)

SECTION DETAIL

SIGN #1
QTY: 1

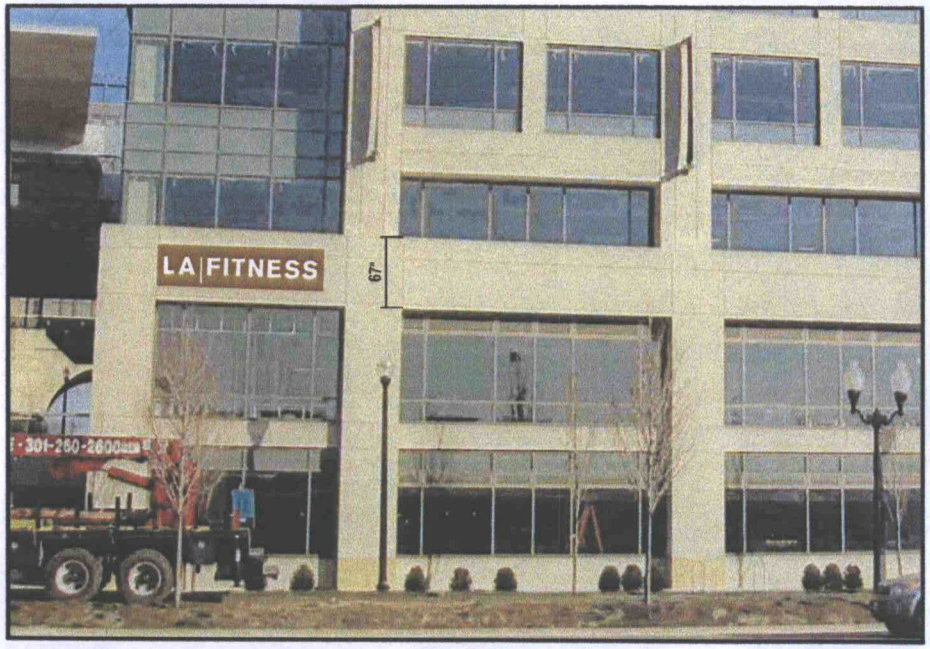
SCALE: 3/8"=1'-0"

SCALE: 3"=1'-0"

NOTE:
BACKGROUND PANEL TO BE PAINTED PMS #4645C
2 1/2" WIDE & 2 DEEP RECESSED GROOVES IN BUILDING.
TO BE MOUNTED W/ TAPCON CONCRETE SCREWS W/ WASHERS



EXISTING



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LA|FITNESS

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The Icon Companies®
icon Icon Identity Solutions
East Coast Sign Advertising
ims ImageCare Maintenance Services

National Gateway - Land Bay E West
Comprehensive Signage Plan Square Footage Summary (04-01-10)

Sign Designation	Type	Size	Qty.	Sign Area (sf)	(sf total)	Height Above Ground	Text	Location	Material/ Color
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BID.1	Building Identification	51' x 2' 7 1/2"	1	133'	133'	34'	National Gateway	Curved Wall on S. Glebe Rd. Elev.	Painted Alum. Reverse channel letters - Halo Lit
BID.2	Buiding Identification	20' 1" x 1' 6"	2	30'	60'	Rt. 1 - 33', S. Clark - 22'	National Gateway	Under Canopy - Rt.1 & S. Clark St.	1/4" thk Alum. Letters, Acrilite Panel, Alum. Posts
BID.3	Building Address/ID	1' 11" x 1' 1/2"	4	2'	8'	5'	3550, National Gateway (I or II)	Columns near Building Entrances	1/2" thk Alum. Letters, 1/4" thick Alum. Panel
BID.3A	Building Address/ID	1' 11" x 8"	2	1' 6"	3'	5'	National Gateway (I or II)	Columns near Building Entrances	1/4" thick Alum. Panel
BB.1 - S. Clark	Retail - Awning Sign	20' x 8"	5	13'	65'	9'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Fabic Awning - Design, Color, Graphics TBD
BB.1 - Route 1	Retail - Awning Sign	20' x 8" or other combination to = 13sf max	2	13'	26'	18'	Tenant Name / Logo TBD	2nd story of building	Fabic Awning - Design, Color, Graphics TBD
BB.2 - Route 1, S. Glebe, & S. Clark	Retail - Façade Sign	20' x 2' or other combination to = 40sf max.	9	40'	360'	22' 8" on Rt. 1 & S. Glebe; 12'8" on S. Clark	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Internally Illuminated Letters - Design TBD
	Retail - Façade Sign	20' x 2' or other combination to = 50sf max.	1	50'	50'	22' 8"			
BB.3 - (optional)	Retail - Blade Sign	4' X 2.5' or other combination to equal 10sf	5	10'	50'	8'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Optional Blade Sign - Design TBD
DIR.1	Directory - Wall Mounted	2' 6" x 3'	2	7' 6"	15'	3' 6"	Logo, Tenant Names	Columns along Rt. 1 side	Alum. Box / Painted Panel with Silkscreened Graphics
DIR.2	Directory - Ground	3' 1 1/2" x 8'	1	25'	25'	on ground	Logo, Building ID, Tenant Names	Plaza area on S. Clark side	Alum. Pylon / Painted Panel with Silkscreened Graphics
				TOTAL Sign Area	**942.00**				
				Total Sign Area Permitted	943.00				
Signs not counting toward overall SF									
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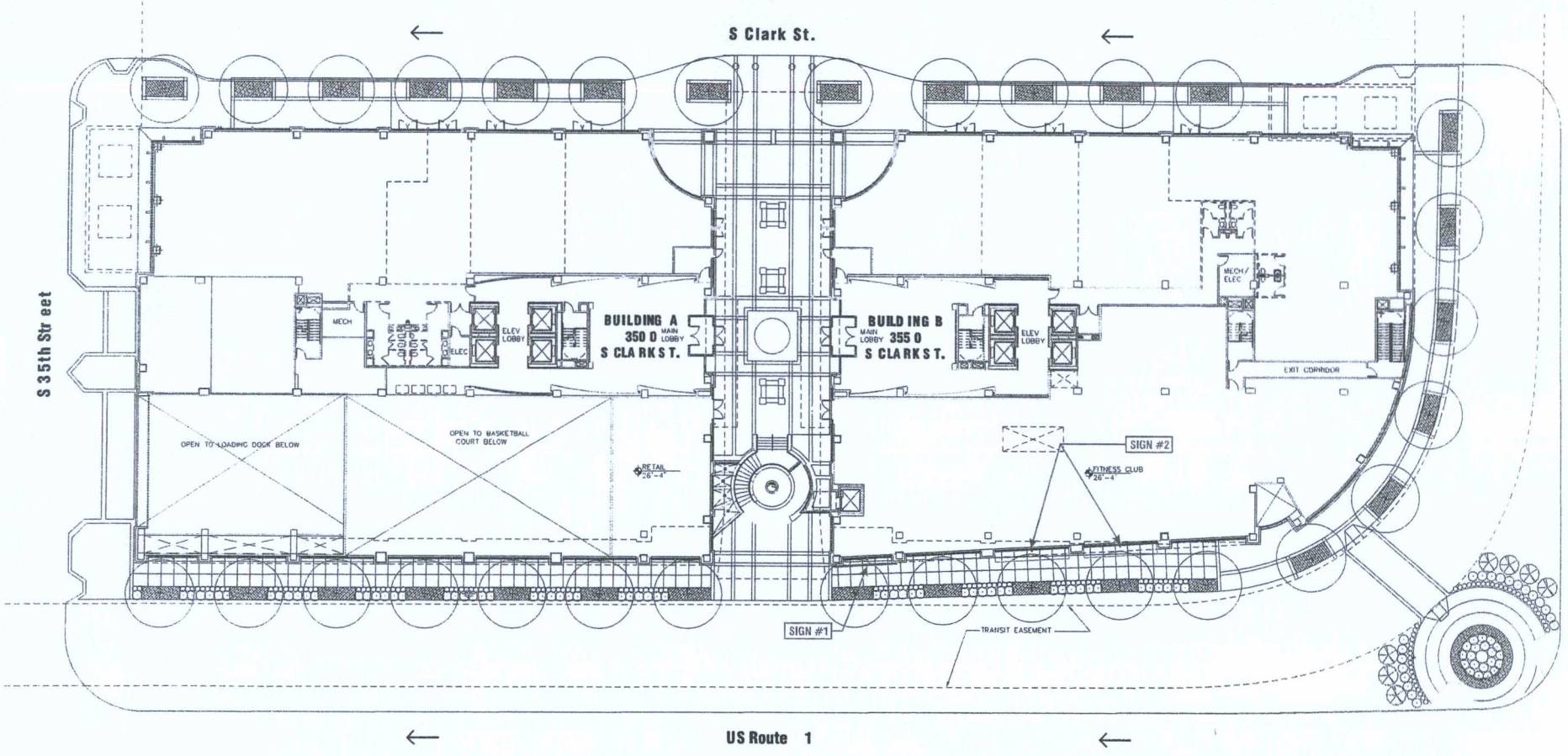
PRK.1	Parking ID Blade Sign	1' 5" x 1' 7"	1	3'	3'	10'	P	Wall by Parking Garage Entrance	Alum. Cabinet with Punch-Out Graphics
LD.1	Loading Zone ID	9" x 4'	1	3'	3'	19'	LOADING	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
REG.1	Clearance Sign	9" x 8'	1	6'	6'	19'	CLEARANCE 15'-0"	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
BID.4	Building Address Vinyl	2' 10" x 1' 2"	2	3'	6'	5'	3500 or 3550, logo, National Gateway	Glass Entrance Doors	3M Reverse Cut vinyl on Glass
BB.2A	Retail - Façade Sign	5' x 3' or other combination to = 15sf max.	4	15'	60'	above 8'	Tenant Name / Logo TBD	storefront glass above entry doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4 (plaza area)	Retail - Entry Window in private row	window graphic total not to exceed 1sf	4	1'	4'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4	Retail - Entry Window	window graphic total not to exceed 1sf	7	1'	7'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
Rooftop Sign	Rooftop Sign	6' high max. x 28' or other size not to exceed 16	2	168'	336'	above 35'	Tenant Name	On Building near Roofline - TBD	Painted Alum. Reverse Channel Letters - Halo Lit

E West Signage Allowable Square Footage Calculation

Building Frontage at US Rt. 1	345 lf
Building Frontage at S 35th St.	130 lf
Building Frontage at S. Clark St.	348 lf
Building Frontage at S. Glebe Rd.	120 lf
Total Frontage at Public Right-Of-Way	**943 lf**

Attachment to #2



ESPORTA ATHLETIC CLUB

SITE PLAN

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT/CONTRACTOR ___/___/___ DATE

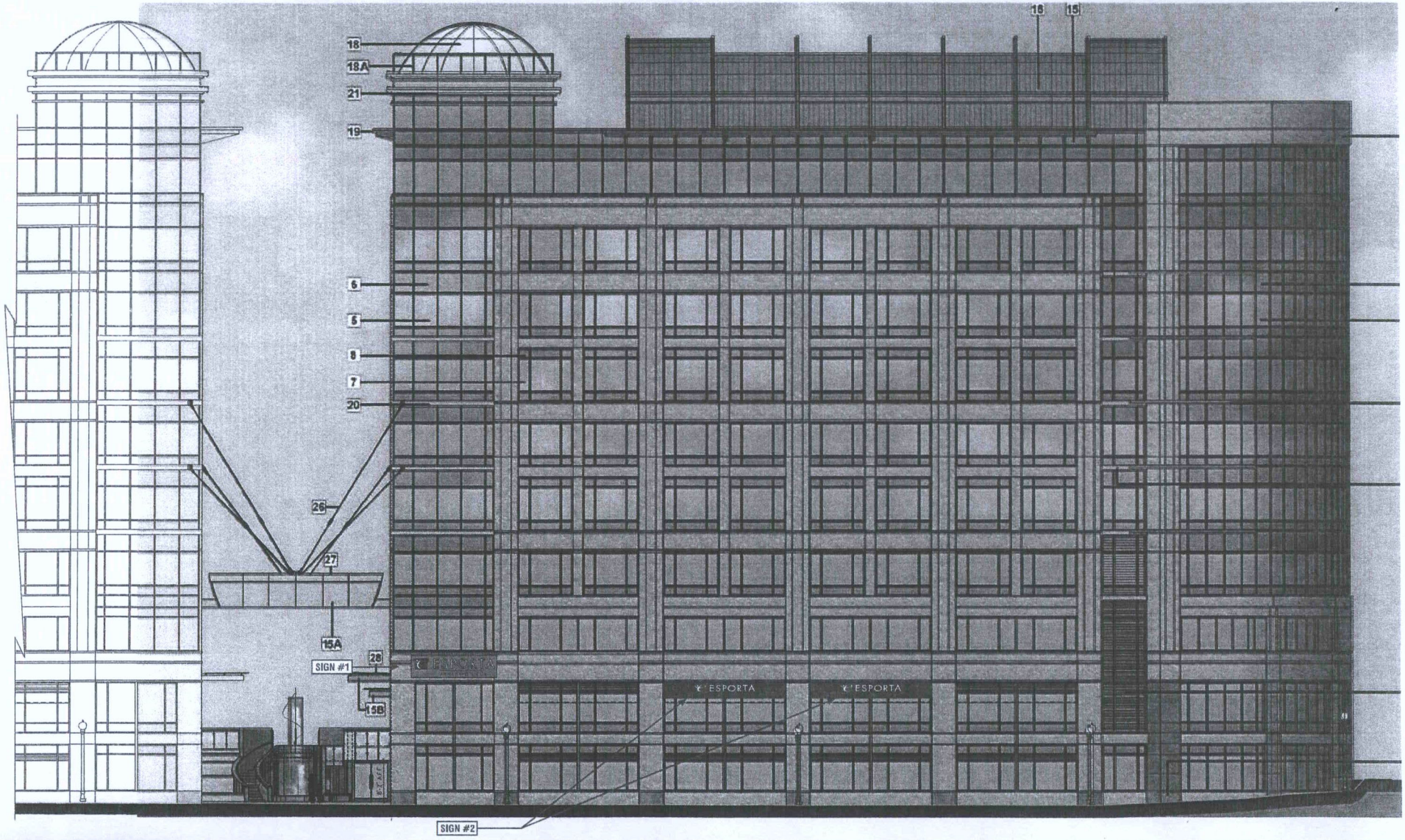
FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A

Drawings are the exclusive property of Icon Identity Solutions Inc., Any unauthorized use or duplication is not permitted.

DATE: 11/17/09	Rev. 6: 04/05/10	REVISION NOTES:	
Rev. 1: 01/06/09	Rev. 7: 00/00/00		
Rev. 2: 01/14/10	Rev. 8: 00/00/00		
Rev. 3: 01/27/10	Rev. 9: 00/00/00		
Rev. 4: 02/02/10	Rev. 10: 00/00/00		
Rev. 5: 02/23/10	Rev. 11: 00/00/00		

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 1

The Icon Companies
icon Identity Solutions
ims IconCare Maintenance Services



ESPORTA ATHLETIC CLUB

ROUT 1 ELEVATION

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ___/___/___ DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA 5A

Drawings are the exclusive property of Icon Identity Solutions Inc., Any unauthorized use or duplication is not permitted.

DATE:	11/17/09	Rev. 6:	04/05/10
Rev. 1:	01/06/09	Rev. 7:	00/00/00
Rev. 2:	01/14/10	Rev. 8:	00/00/00
Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: 1/16"=1'-0"
DRAWN BY: KWK
PAGE #: 3

The Icon Companies
icon Identity Solutions / East Coast Sign Advertising
ims Interactive Maintenance Services

THE MERIDIAN GROUP

June 8, 2010

Andrew A. Bragg
Director of Construction
LA Fitness International, LLC
111 South Independence Mall East
Suite 560 B
Philadelphia, PA 19106

Re: Temporary exterior building sign for LA Fitness

Dear Andy:

This letter confirms Landlord's approval to place a temporary sign for LA Fitness on the exterior of the building on the Route 1 façade. The sign to be up to 50 SF in size and best efforts are to be made to use the same mounting holes as the permanent signage to reduce the need for penetrations / repairs to the precast panels.

Please coordinate any access requirements at the site with Roger James, the chief engineer on site. I look forward to seeing the permanent signage when it is fabricated.

Best wishes,

Gary Dick
Snr Vice resident

3 Bethesda Metro Center Suite 610 Bethesda, MD 20814 Telephone: (301) 718-0800 Fax: (301) 718-9444
www.meridiangroupinc.com

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **RJ GALVIN**
5609 WILKENS AVE.
CATONSVILLE, MD
21228

PHONE:

SIGN PERMIT

Permit Number: ZN1000423 **07/13/2010**

Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

NEW CHANNEL LETTER SIGN 20.79' X 2.25' (47 SF) "LA FITNESS" & "/" 1.24' X .125' (1.40 SF) TOTAL SF 46.91SF TO LITE DURING HRS OF OPERATION ONLY

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $117.70

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000423

ZN1000423

RECEIVED
JUL 01 2010
By

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

RJ GALVIN
Permit # : ZN1000423

* D 1 1 6 4 1 *

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

07/01/10
DATE OF APPLICATION

Address of Installation 3550 S. Clark St. Zip Code 22201

Occupant LA Fitness

Sign Contractor Sign Doctor Select Service Address 24 Zerkel St., Quincy, VA 22835

X New Sign ☐ Repair ☐ Repaint ☐ Single Face ☐ Double Face

Sign Dimensions 40½" x 20'-9½" Total Square Feet 47

Flat against the building Yes. Projecting 5" inches from the building.

Projecting 0 inches above the roof line. Free standing sign Ø.

Located _____ feet from the street line. Projecting 6 inches over the building line.

If "V"-shaped sign, give degree of interior angle Ø. _____ feet.

Is sign electrically wired? Yes Type of lighting: Internal NEON (neon, etc.)

Indirect _____ Source _____

Building 26'-4" feet of frontage. Lot _____ feet of frontage.

Size _____ Total Area _____

Remarks _____

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

RJ Galvin
NAME (PLEASE PRINT)

SIGNATURE

5609 Wilkins Ave, Catonsville, MD 21228
ADDRESS

4405070053
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone CO-1.5 Fee $117.70

C.R.I.F. No. R1000568 Date 7/1/10

7/13/10
ELECTRICAL DIVISION APPROVED

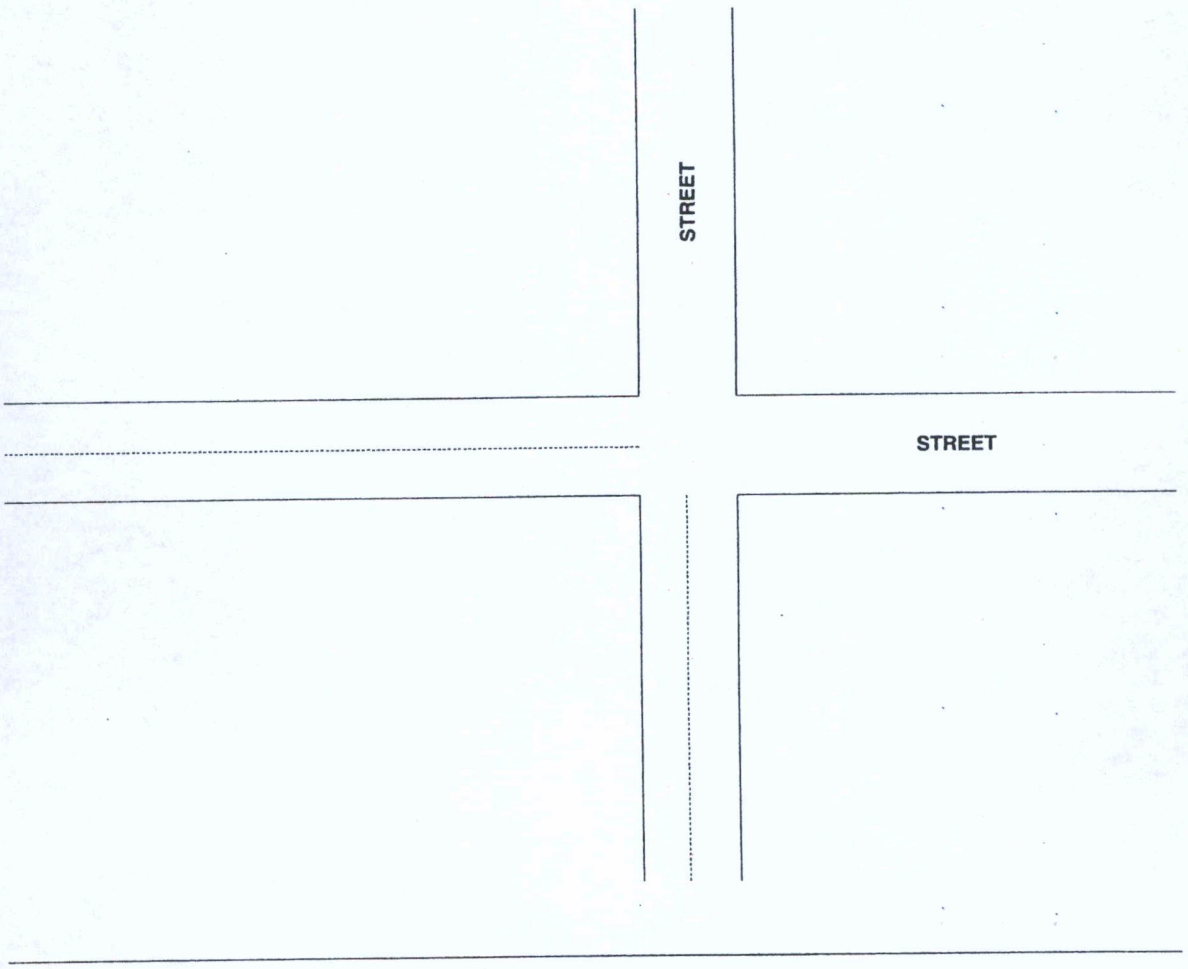
7/13/10
BUILDING DIVISION APPROVED

7/8/10.
COMMUNITY INSPECTIONS APPROVED

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

SHOW LOCATION AND ALL DIMENSIONS



INSTRUCTIONS

Applicants for sign permits are required to fill out the sign permit application accurately and in its entirety. Incomplete applications often cause delays in processing and issuing the permit. Returning applications for additional information is time consuming and unnecessary. We urge you to make every effort to comply with this request.

The Inspection Services Division requires two (2) sets of structural plans with all applications for signs. This is in addition to the detailed drawing you make on the back of the original of this application.

Each sign requires a separate application. Duplicate signs may be put on one application but a fee will be charged for each sign.

THE SIGN PERMIT MUST BE PICKED UP BEFORE THE SIGN IS ERECTED.

Sign Permit Checklist

This checklist is to be used for sign review (for both by-right and special exception). The following items are to be filled in prior to turning sign permit applications in to the Zoning Services Group Supervisor. Don't forget to enter all signs into the **sign log** as well as **update paper tracking**. Signs are to be processed in five (5) business days.

PLANNER ASSIGNED A. Natan **ZONING** CO-1.5

ADDRESS 3550 S. Clark St.

TENANT NAME LA Fitness

DID YOU CHECK THE FOLLOWING:

1. HAS THIS APPLICANT **APPLIED** FOR A CERTIFICATE OF OCCPANCY?(THIS IS REQUIRED BEFORE A SIGN PERMIT CAN BE ISSUED)
☑ Yes ☐ No Number CO1000236

2. IS THIS A SITE PLAN OR USE PERMIT?
☑ Yes ☐ No Number SP # 346

3. IS THERE A COMPREHENSIVE SIGN PLAN ON FILE?
☑ Yes ☐ No

4. HOW WAS IT APPROVED BY:
☑ County Board ☐ Administratively

5. ARE THERE EXISTING SIGN PERMITS ON FILE?
☑ Yes ☐ No Number ZN 1000152 Number ZN 1000250

6. WHAT CURRENTLY EXISTS ON THE BUILDING OR AT THE SITE?
(Pictures attached) ✓ 7/474-5254

STAFF RECOMMENDATION:

1. What is permitted under the Zoning Ordinance by right or under the approved Comprehensive Sign Plan?

1. Facade sign with Internally Illuminated Letters ≤ 84 sq. ft.

2. State Section of Sign Ordinance or page of Comprehensive Sign Plan where it is allowed (please attach Comp. Plan).
page C.1 & C.2 of Comp Sign Plan

3. Description of Sign(s) the Planner recommends be approved

Recommendation by Supervisor ☒ Approved ☒ Reject 7/8/10

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of April 24, 2010

DATE: April 14, 2010

SUBJECT: SP #346 SITE PLAN AMENDMENT for a comprehensive sign plan amendment at Land Bay E-West in Potomac Yard; located at 3500 and 3550 S. Clark St (RPC #34-027-046).

Applicant:
w/2005 Potomac Yard E-West LLC

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

C. M. RECOMMENDATION:

Approve the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

ISSUES: This is a request for a comprehensive sign plan amendment on Land Bay E-West in Potomac Yard and no issues have been identified.

SUMMARY: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. It includes building identification signs, retail and commercial tenant signs, directional signs, two (2) rooftop major tenant signs, and retail and decorative banners. Now that construction of the building is complete and tenants are moving in, the applicant is requesting some minor modifications to the approved comprehensive sign plan, including flexibility in the location of some of the signs and increase in sign area of one (1) sign. More specifically, the applicant is 1) requesting to increase the sign area of one (1) retail façade sign on Route 1 by ten (10) square feet and move it slightly north, 2) requesting to move two (2) awning signs from the South Clark Street side of the building to the Route 1 side of the building and 3) requesting that a corner retailer on South Clark Street have the option of placing approved signs on the South 35th Street side, as signs were approved for South Clark Street only. The proposed amendment would increase the sign area for the project by ten (10) square feet and would not exceed the total amount of sign area permitted. The signs are generally consistent with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*. Therefore, staff

County Manager: BMD/GA

County Attorney: CWM/GAM

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5538

recommends approval of the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

BACKGROUND: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. It includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop major tenant signs. Decorative and retail banners were also approved for the Route 1 side of the building. Seven (7) retail banners were proposed, which are intended for the Clark Street retail only to ensure those retail tenants have fair visibility in an area where a large amount of retail has not been present before. The retail banners alternate with five (5) decorative banners. All twelve (12) banners were approved with a review in ten (10) years at which time it will be determined if the banner signs should be permitted after the retail is established.

The following provides information on the site:

Site: The site is comprised of two (2) nine-story office buildings called "National Gateway." The buildings are connected by an internal plaza area. Approximately 374,379 square feet of office and 71,418 square feet of retail, including a 45,940 square foot health club, were approved for Land Bay E-West on April 21, 2007.

To the north:	Currently vacant. The site of a future office/retail building.
To the south	Land Bay F, which contains the Eclipse Condominium Building and ground-floor retail.
To the east:	Clark Street, a park, and a future office/retail building.
To the west:	U.S. Route 1, Jefferson Davis Highway.

Zoning: The site is zoned "C-O-1.5", Commercial Office Building, Hotel and Apartment Districts.

Land Use: The South Tract has a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18, on the General Land Use Plan (GLUP).

Neighborhood: The site is not located within a civic association. Adjacent property owners have been notified, and to date have not commented on the proposal.

DISCUSSION: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. The table on the following page outlines the changes requested with the comprehensive sign plan amendment:

PROPOSED CHANGES WITH THIS COMPREHENSIVE SIGN PLAN AMENDMENT:							
Type & Quantity	**Proposed change**	**Location of sign**	**Sign area (Sq. ft)**	**Total sign area (sq. ft)**	**Height above ground (in ft.)**	**Text**	**Material**
Retail Façade (1)	Increase the approved area by 10 sq. ft. and move it slightly north.	Route 1 above a window	50 (increase from approved sign by 10 sq. ft.)	50	Approx. 22'8" above ground.	"Esporta Athletic Club"	Internally illuminated letters.
Awning (2)	Move two (2) awnings from the S. Clark St. side to the Route 1 side of the building	Route 1 above (2) windows	13 (no change from approved sign area)	26	Approx. 18 ft. above ground	"Esporta Athletic Club"	Fabric awning.
Retail façade, blade, awning, and window graphics	Have option of moving some signs for corner retail space from S. Clark St. to S. 35th St. Height, style, etc. would not change.	S. 35th St.	N/A	N/A	Highest sign would be retail façade sign at approx. 12'8" above ground.	Tenant name and logo	Material options outlined in approved sign plan.
Total sign area proposed with entire project (includes approved signs and additional 10 sq. ft. for façade sign as stated above).						**942**	
Total sign area permitted based on building frontage:						**943**	

Increase in Square Footage of and Shifting Retail Façade Sign

Esporta athletic club will be locating in the Route 1 retail space. This is the only retail space on the Route 1 side of the building, and comprises both the north and south building of Land Bay E-West. There were two (2) façade signs approved on Route 1 for this retailer with the comprehensive sign plan; one (1) on the north building and one (1) on the south building. Each was approved for 40 sq. ft. of sign area. The applicant is requesting that the façade sign on the south building be increased by 10 sq. ft. and, in addition, requesting that it be relocated slightly to the north over the next retail bay. The *Potomac Yard Overall Sign Guidelines* state, "it is important for tenant signs to be designed to integrate with the architectural character of the storefront elements." Increasing the sign area and shifting it to the north would allow the proposed sign to fit well with the façade and line up with the existing windows (see attached photos). By increasing the sign by 10 sq. ft. the overall project would still be in the maximum amount of sign area permitted. There are no issues with this request.

Relocating Awning Signs

The applicant is also requesting to relocate two (2) awning signs previously approved for the Clark Street retailers to the Route 1 side of the building for the Esporta athletic club. The awning signs would remain at the approved size of 13 sq. ft. and would not increase in size. The awnings would be located above two (2) of the windows where there are currently no signs approved, with the exception of decorative and Clark Street retail banners located higher on the building. Staff supports the request to locate two (2) awnings on the Route 1 side, as it would help vary the façade and provide signs on a blank side of the building where signs have not been previously approved. The *Potomac Yard Overall Sign Guidelines* encourage the placement of awnings that complement the architectural character of the façade.

The *Sign Guidelines for Site Plan Buildings* state that each retail tenant shall be permitted a maximum of two (2) retail signs, one (1) per tenant frontage. For the Route 1 retailer two (2) façade signs were approved, one (1) along Route 1 on the north building and one (1) along Route 1 on the south building. The relocated awnings would bring the number of tenant signs to four (4). Staff recommends that if Esporta chooses to display both awning signs, that the proposed façade sign on the north building along Route 1 will not be displayed. This would decrease the amount of total signs for the Route 1 retailer to three (3), which staff finds appropriate for this large scale retailer that comprises the entire frontage of the building. Condition #79.b.1 addresses this issue and states that, "the retailer along Route 1 is permitted either a façade sign on the north building of Land Bay E-West, as approved in the comprehensive sign plan, or the second of two (2) awning signs on the south building, not both." The applicant agrees to this condition.

Flexibility for Location of Signs at Corner Retail Space

The applicant is requesting that a retailer on the corner of South Clark Street and South 35th Street have the option of placing the approved retail signs on the South 35th Street side, even though signs were approved for Clark Street only. The approved number, size, height, types of signs would not change. Staff supports this request, as there are currently limited signs approved for South 35th Street, and this would provide the corner retailer an option of locating signs at a location which would provide them with more visibility, given that the retailer is located on the corner of an interior courtyard.

CONCLUSION: The proposed amendment would increase the sign area for the project by ten (10) sq. ft. and would not exceed the total amount of sign area permitted. The signs are generally consistent with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*. The proposed signs would continue to create a strong sense of place and a lively environment for Potomac Yard and are consistent with the architecture of the building. Therefore, staff recommends approval of the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

Revised Condition # 79:

79. The developer agrees that the project signs, including building identification, directional, retail, and rooftop signs, shall be consistent with the comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, as approved by the County Board on November 15, 2008, and as revised and approved by the County Board on April 24, 2010.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed 932 square feet. All other changes to the approved signs will require site plan approval or amendment.

Retail tenant signs shall be permitted for the new construction as follows:

a. Minor modifications to this approval of signs shall be subject to review and approval by the Zoning Administrator prior to the issuance of all sign permits to determine that they are consistent with the purpose and intent of the approval.

b. The retail tenant signs shall conform to the standards of Section 34 of the Zoning Ordinance, except to the extent those ordinance standards are modified by it, the adopted comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, and as revised and approved by the County Board on April 24, 2010 and the following criteria, in which case the signs shall conform to the adopted comprehensive sign plan:

1) For each space occupied by a tenant, the tenant is permitted up to three (3) retail signs along South Clark Street, which may consist of a combination of awning, façade, and blade signs. The retail space on the corner of South Clark Street and South 35th Street (as labeled on the plan) is permitted flexibility in moving some of the signs approved for that space to the South 35th Street side of the building, so long as neither the height above average site elevation, nor the materials, nor the type of signs changes.

Additional retail tenant signs for the South Clark Street retail are permitted in the form of banners along Route 1, entrance window signs, or retail signs located in the interior plaza area between the two (2) buildings of Land Bay E-West, and along South Glebe Road, so long as the maximum total sign area does not exceed one (1) square foot per linear foot of the tenant's frontage, and so long as the number, general location, and size of signs are consistent with what is shown on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008, and revised and approved by the County Board on April 24, 2010.

The retailer along Route 1 is permitted either a façade sign on the north building of Land Bay E-West, as approved in the comprehensive sign plan, or the second of two (2) awning signs on the south building, but not both.

2) The applicant agrees that the banners will be limited to seven (7) retail banners, and five (5) decorative banners, with a total of twelve (12) total banners. Eleven (11) of those banners will be placed along Route 1, and one (1) retail banner will be placed on South 35th Street, as depicted on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008. The applicant agrees that the number of retail banners permitted on Land Bay E-West is limited to seven (7), and that the number of decorative banners is five (5), and that at no time will additional retail or decorative banners be approved for Land Bay E-West.

3) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit.

4) Retail signs shall be illuminated only during the hours of operation of the corresponding retail establishment.

5) Maintenance of the banners shall be the sole responsibility of the applicant. The banners shall be maintained in good condition.

c. The developer agrees that the twelve (12), twenty-one square foot (21' sq. ft.) decorative and retail banner signs located along U.S. Route 1 and South 35th Street, and the freestanding directory sign located along South Clark Street in the internal plaza area, have been approved in order to encourage economic development of new retail areas, and that they will be reviewed in ten (10) years to determine if the banner signs and freestanding signs should be permitted after November 2018, when the retail area is established. The developer agrees that such a review may include a determination that the banner signs and freestanding signs shall be permanently removed at that time, and the developer agrees to remove the signs within twenty-one days after such a determination.

d. The applicant agrees that the two (2) major tenant rooftop signs shall not be illuminated between the hours of 12:00 a.m. and 5:00 a.m., seven days per week. The applicant agrees that the two (2) major tenant rooftop signs will include dimmable lighting that will allow the applicant to adjust the rooftop sign's lighting intensity by 50%. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the county Manager's reasonable judgment, will no longer have such an adverse effect.

Approved comprehensive sign plan condition for the Potomac Yard PDSP:

46. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, and the banner signs above 35', but placed no higher than 47' above finished grade, approved on November 15, 2008 for Land Bay E_West, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000	**South Tract:** Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18.
	Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway.
	Approved a rezoning from "M-1" to "C-O-1.5".
	Approved a Phased Development Site Plan for a mixed-use office, retail, hotel and residential development.
	Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue.
	North Tract: Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public".
	Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment-Hotel.
February 9, 2002	Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.
March 23, 2002	Approved a final site plan for Land Bay A, for office and retail development totaling 654,000

	square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.
April 20, 2002	Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.
December 9, 2003	Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.
December 9, 2003	Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.
July 10, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.
September 18, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.
November 16, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.
February 1, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.
May 17, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.
July 9, 2005	Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and

	uses for the north and south office buildings, subject to amended Condition #57.
April 22, 2006	Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).
September 16, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F). Staff was directed to revise the *Potomac Yard Overall Sign Guidelines* to accommodate additional retail signs in new retail areas. Note: condition was revised at December 9, 2006 County Board meeting.
December 9, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F) with a revised Condition # 77 and amended *Potomac Yard Overall Sign Guidelines*.
January 27, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.
March 17, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.
April 21, 2007	Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4. Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail. Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square feet of residential GFA, 331 units and 15,868 square feet of ground floor retail. Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square

	feet of office GFA and 71,418 square feet of ground floor retail. Approved Conceptual Design Plan for Center Park.
November 13, 2007	Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072) Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)
September 13, 2008	Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.
October 18, 2008	Approved comprehensive sign plan amendment for two (2) freestanding signs in Land Bay F, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (October 2018).
November 15, 2008	Approved a comprehensive sign plan for Land Bay E-West, subject to the conditions of the staff report, and with a County Board review in ten (10) years (November 2018).

National Gateway - Land Bay E West

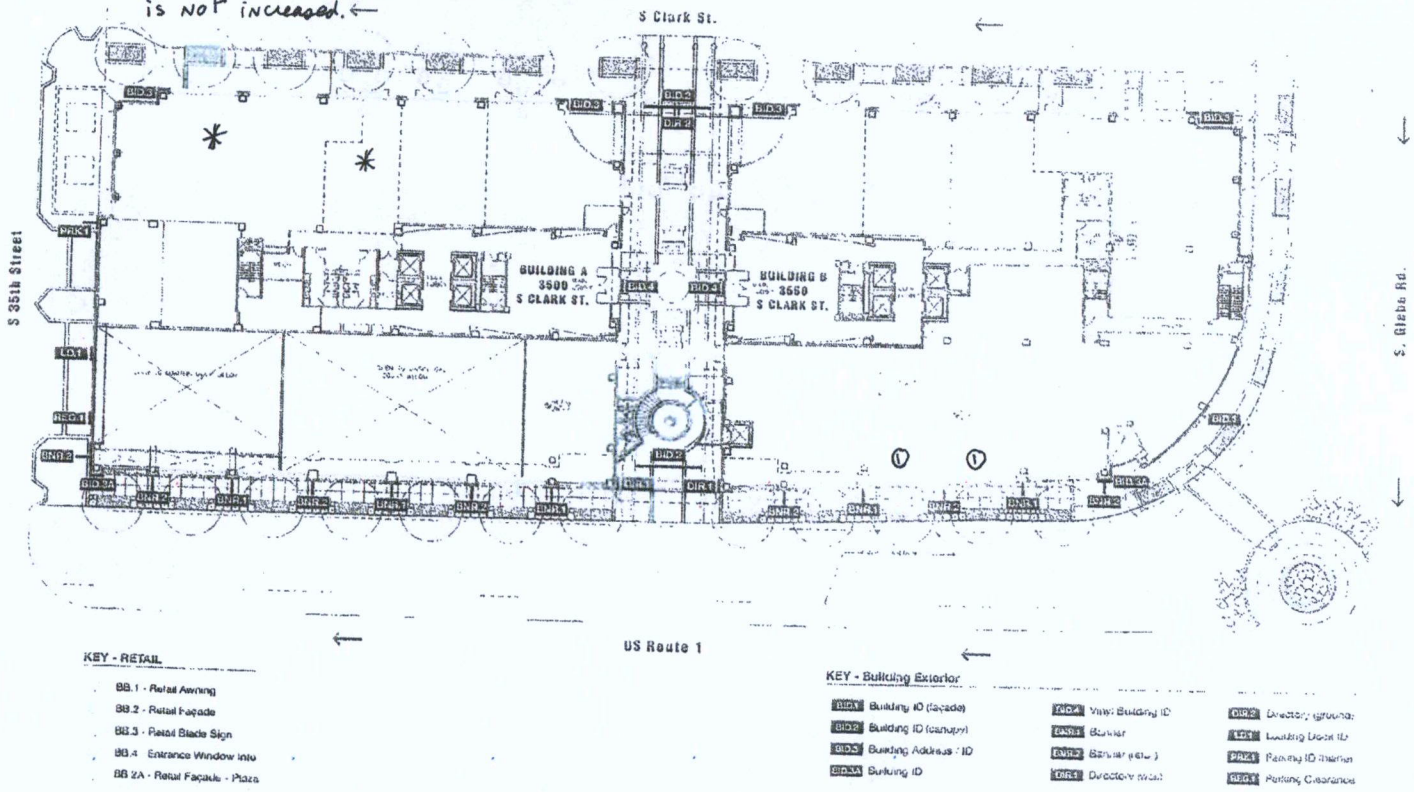
Comprehensive Signage Plan Square Footage Summary (04-01-10)

Sign Designation	Type	Size	Qty.	Sign Area (sf)	(sf total)	Height Above Ground	Text	Location	Material/ Color
BNR.2	Banner - Retail	2' 6" x 12' 3 1/4"	7	21'	147	35'	Retail Tenant name	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
BID.1	Building Identification	51' x 2' 7 1/2"	1	133'	133'	34'	National Gateway	Curved Wall on S. Glebe Rd. Elev.	Painted Alum. Reverse channel letters - Halo Lit
BID.2	Buading Identification	20' 1" x 1' 6"	2	30'	60'	Rt. 1 - 33', S. Clark - 22'	National Gateway	Under Canopy - Rt.1 & S. Clark St.	1/4" thk Alum. Letters, Acrilite Panel, Alum. Posts
BID.3	Building Address/ID	1' 11" x 1' 1/2"	4	2'	8'	5'	3550, National Gateway (1 or 11)	Columns near Building Entrances	1/2" thk Alum. Letters, 1/4" thick Alum. Panel
BID.3A	Building Address/ID	1' 11" x 8"	2	1' 6"	3'	5'	National Gateway (1 or 11)	Columns near Building Entrances	1/4" thick Alum. Panel
BB.1 - S. Clark	Retail - Awning Sign	20' x 8"	5	13'	65'	9'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Fabic Awning - Design, Color, Graphics TBD
BB.1 - Route 1	Retail - Awning Sign	20' x 8" or other combination to = 13sf max	2	13'	26'	18'	Tenant Name / Logo TBD	2nd story of building	Fabic Awning - Design, Color, Graphics TBD
BB.2 - Route 1, S. Glebe, & S. Clark	Retail - Façade Sign	20' x 2' or other combination to = 40sf max.	9	40'	360'	22' 8" on Rt. 1 & S. Glebe; 12'8" on S. Clark	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Internally Illuminated Letters - Design TBD
	Retail - Façade Sign	20' x 2' or other combination to = 50sf max.	1	50'	50'				
BB.3 - (optional)	Retail - Blade Sign	4' X 2.5' or other combination to equal 10sf	5	10'	50'	8'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Optional Blade Sign - Design TBD
DIR.1	Directory - Wall Mounted	2' 6" x 3'	2	7' 6"	15'	3' 6"	Logo, Tenant Names	Columns along Rt. 1 side	Alum. Box / Painted Panel with Silkscreened Graphics
DIR.2	Directory - Ground	3' 1 1/2" x 8'	1	25'	25'	on ground	Logo, Building ID, Tenant Names	Plaza area on S. Clark side	Alum. Pylon / Painted Panel with Silkscreened Graphics
				TOTAL Sign Area	**942.00**				
				Total Sign Area Permitted	943.00				
Signs not counting toward overall SF									
BNR.1	Banner	2' 6" x 12' 3 1/4"	5	21	105	35'	National Gateway Logo Graphic	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
PRK.1	Parking ID Blade Sign	1' 5" x 1' 7"	1	3'	3'	10'	P	Wall by Parking Garage Entrance	Alum. Cabinet with Punch-Out Graphics
LD.1	Loading Zone ID	9" x 4'	1	3'	3'	19'	LOADING	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
REG.1	Clearance Sign	9" x 8'	1	6'	6'	19'	CLEARANCE 15'-0"	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
BID.4	Building Address Vinyl	2' 10" x 1' 2"	2	3'	6'	5'	3500 or 3550, logo, National Gateway	Glass Entrance Doors	3M Reverse Cut vinyl on Glass
BB.2A	Retail - Façade Sign	5' x 3' or other combination to = 15sf max.	4	15'	60'	above 8'	Tenant Name / Logo TBD	storefront glass above entry doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4 (plaza area)	Retail - Entry Window in private row	window graphic total not to exceed 1sf	4	1'	4'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4	Retail - Entry Window	window graphic total not to exceed 1sf	7	1'	7'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
Rooftop Sign	Rooftop Sign	6' high max. x 28' or other size not to exceed 16i	2	168'	336'	above 35'	Tenant Name	On Building near Roofline - TBD	Painted Alum. Reverse Channel Letters - Halo Lit

E West Signage Allowable Square Footage Calculation

Building Frontage at US Rt. 1	345 lf
Building Frontage at S 35th St.	130 lf
Building Frontage at S. Clark St.	348 lf
Building Frontage at S. Glebe Rd.	120 lf
Total Frontage at Public Right-Of-Way	**943 lf**

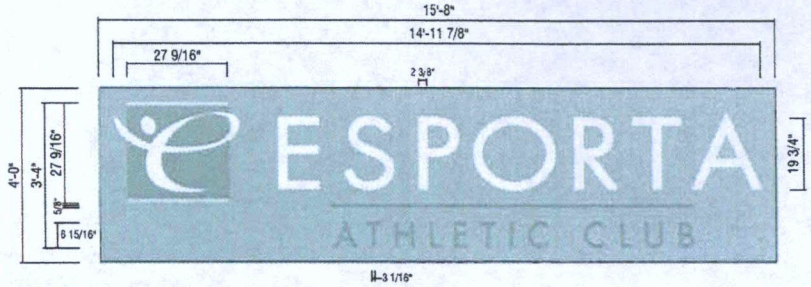
* Signs approved for these retail bays can be moved along the facade of each bay, including 35th St, so long as each retailer has atleast 1 sign and overall sign area is not increased. ←



National Gateway Arlington, VA	Land Bay E West Site Plan - Full	DATE IMAGE PROJECT NO.	11.06.2009 Comp. Plan 9916.01	SCALE DESIGNER DRAWN BY	As Noted DR MA

Gallagher & Associates

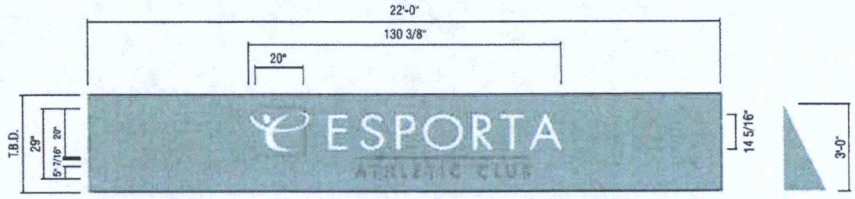
C.1



ILLUMINATED LETTERS W/ BACKGROUND PANEL (50 Sq. Ft.)

SIGN #1
QTY: 1
NOTE.
ELECTRIC TO COME OUT OF THE BOTTOM.

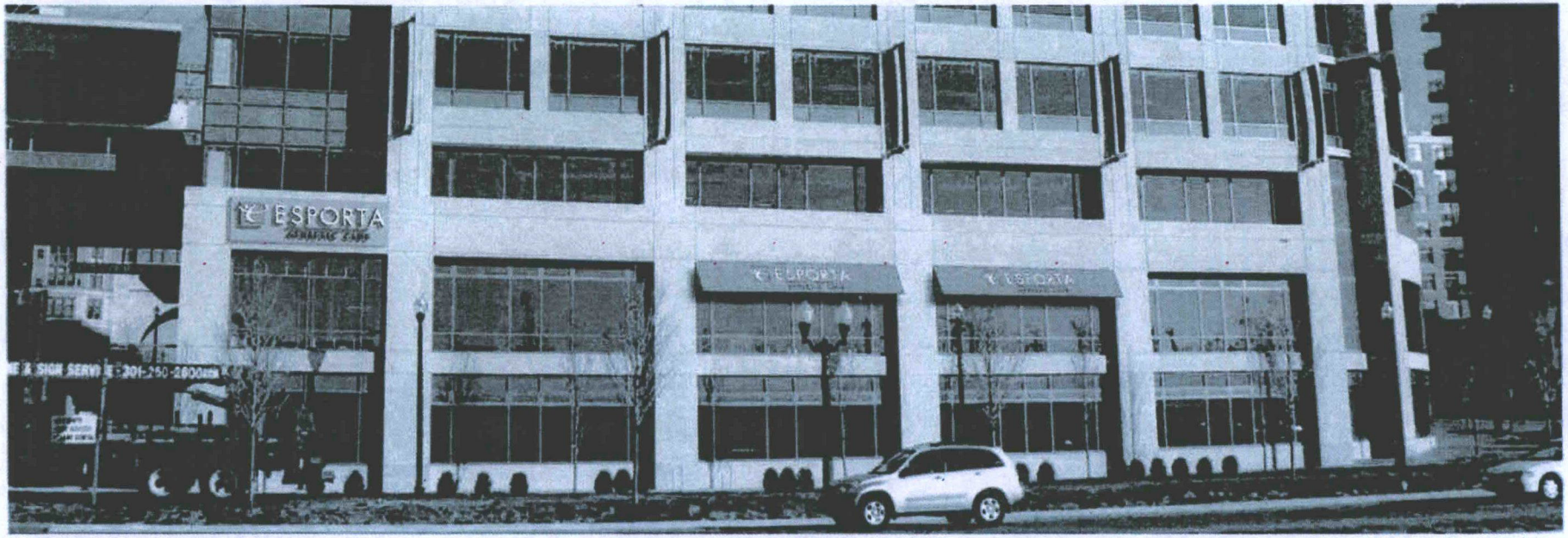
SCALE: 3/8"=1'-0"



AWNING VINYL GRAPHICS

SIGN #2
QTY: 2

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



ELEVATION

SCALE: N.T.S.

ESPORTA athletic club

SIGN #1	PROJECT # 3101	SUBMITTAL @ ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 11/17/09 Rev. 6: 04/05/10 Rev. 1: 01/05/09 Rev. 7: 00/00/00 Rev. 2: 01/14/10 Rev. 8: 00/00/00 Rev. 3: 01/27/10 Rev. 9: 00/00/00 Rev. 4: 02/02/10 Rev. 10: 00/00/00 Rev. 5: 02/23/10 Rev. 11: 00/00/00	REVISION NOTES:	SCALE: As Noted
ADDRESS: 3550 S Clark St. - Potomac Yards					DRAWN BY: KWK
CITY/STATE: Arlington, VA	LOCATION # 8006	FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA SA			PAGE # 2
ZIP:					

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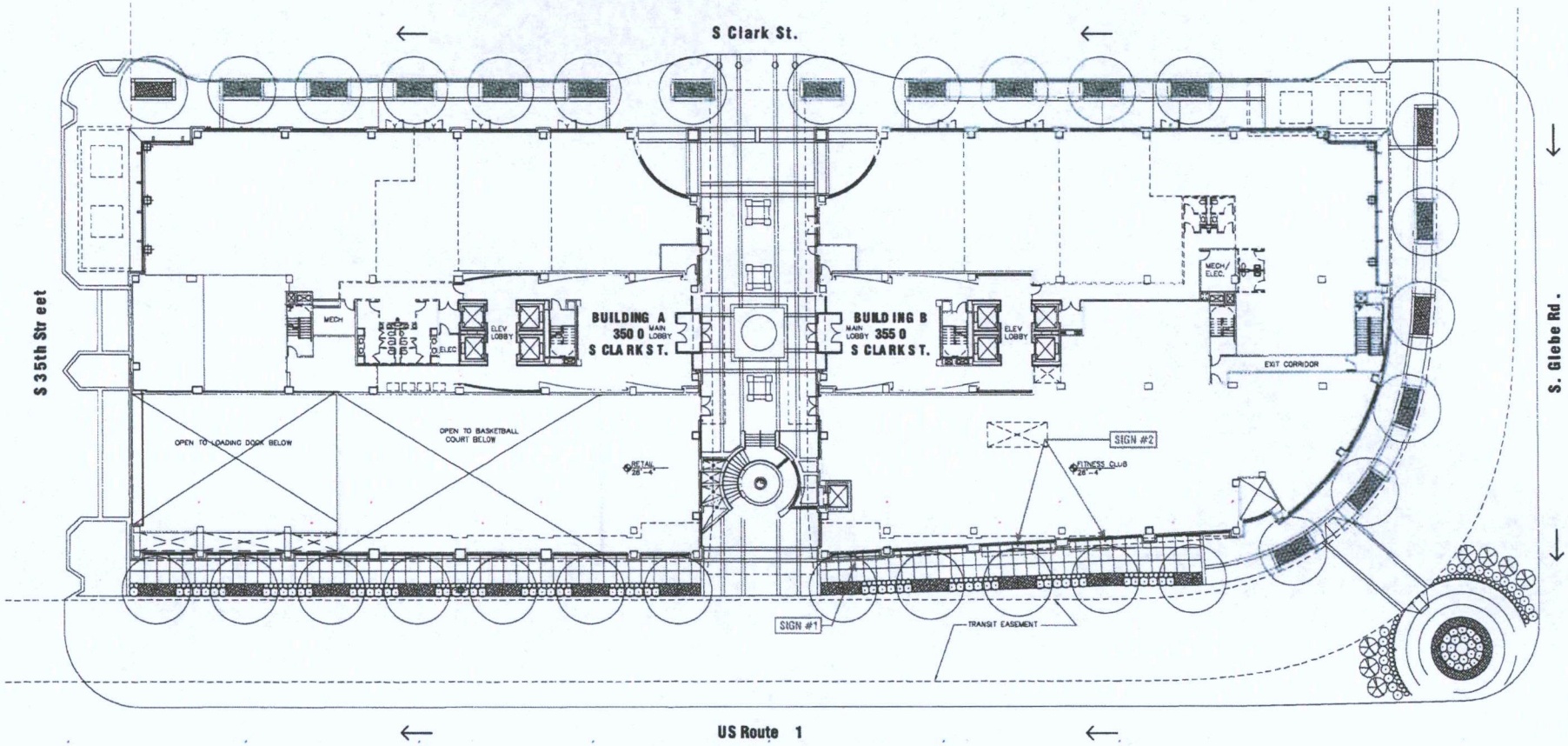

ESPORTA ATHLETIC CLUB	SITE PLAN ADDRESS: 3550 S Clark St. - Potomac Yards CITY/STATE: Arlington, VA ZIP:	PROJECT #: 3101 LOCATION #: 8006	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ___/___/___ DATE FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\ 3101_8006_Arlington VA SA	DATE: 11/17/09 Rev. 1: 01/06/09 Rev. 2: 01/14/10 Rev. 3: 01/27/10 Rev. 4: 02/02/10 Rev. 5: 02/23/10	Rev. 6: 04/05/10 Rev. 7: 00/00/00 Rev. 8: 00/00/00 Rev. 9: 00/00/00 Rev. 10: 00/00/00 Rev. 11: 00/00/00	REVISION NOTES:	SCALE: As Noted DRAWN BY: KWK PAGE #: 1

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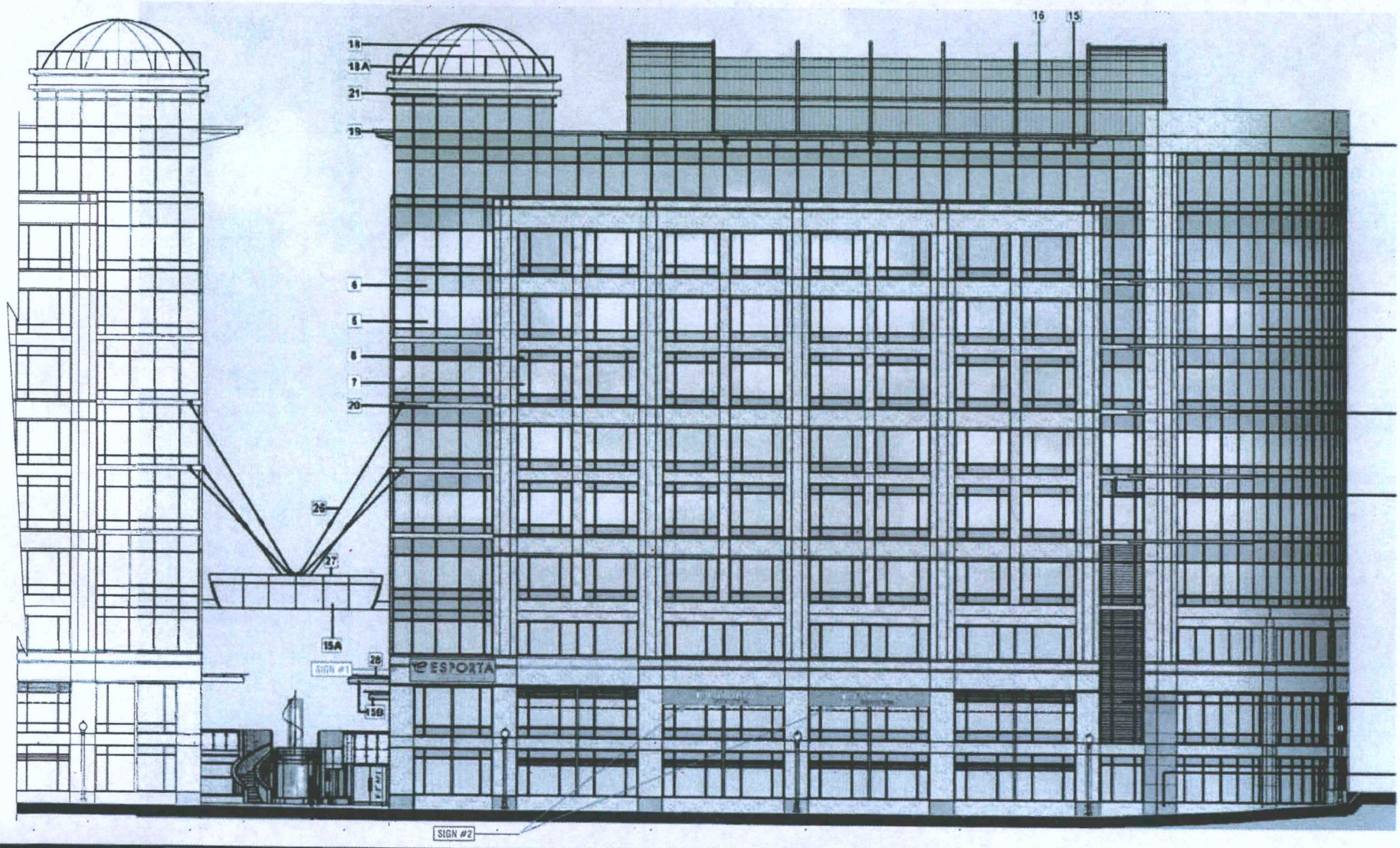

ESPORTA ATHLETIC CLUB

ROUT 1 ELEVATION

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: APPROVED / APPROVED AS NOTED / REVISED AND RESUBMIT — ELECTRICIAN

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\ESPORTA\Locations\3101_8006_Arlington VA SA

Drawings are the exclusive property of Icon Identity Solutions Inc. and cannot be used in any manner without the written permission of Icon Identity Solutions Inc.

DATE:	11/17/09	Rev. 6:	04/05/10
Rev. 1:	01/06/09	Rev. 7:	00/00/00
Rev. 2:	01/14/10	Rev. 8:	00/00/00
Rev. 3:	01/27/10	Rev. 9:	00/00/00
Rev. 4:	02/02/10	Rev. 10:	00/00/00
Rev. 5:	02/23/10	Rev. 11:	00/00/00

REVISION NOTES:

SCALE: 1/16" = 1'-0"
DRAWN BY: KWK
PAGE #: 3

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SP #346 SITE PLAN AMENDMENT
3500, 3550 S. Clark St.
(RPC #34-027-046)

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

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Divisio

LA | FITNESS

Location: #8006

3550 S Clark St. - Potomac Yards
Arlington, VA

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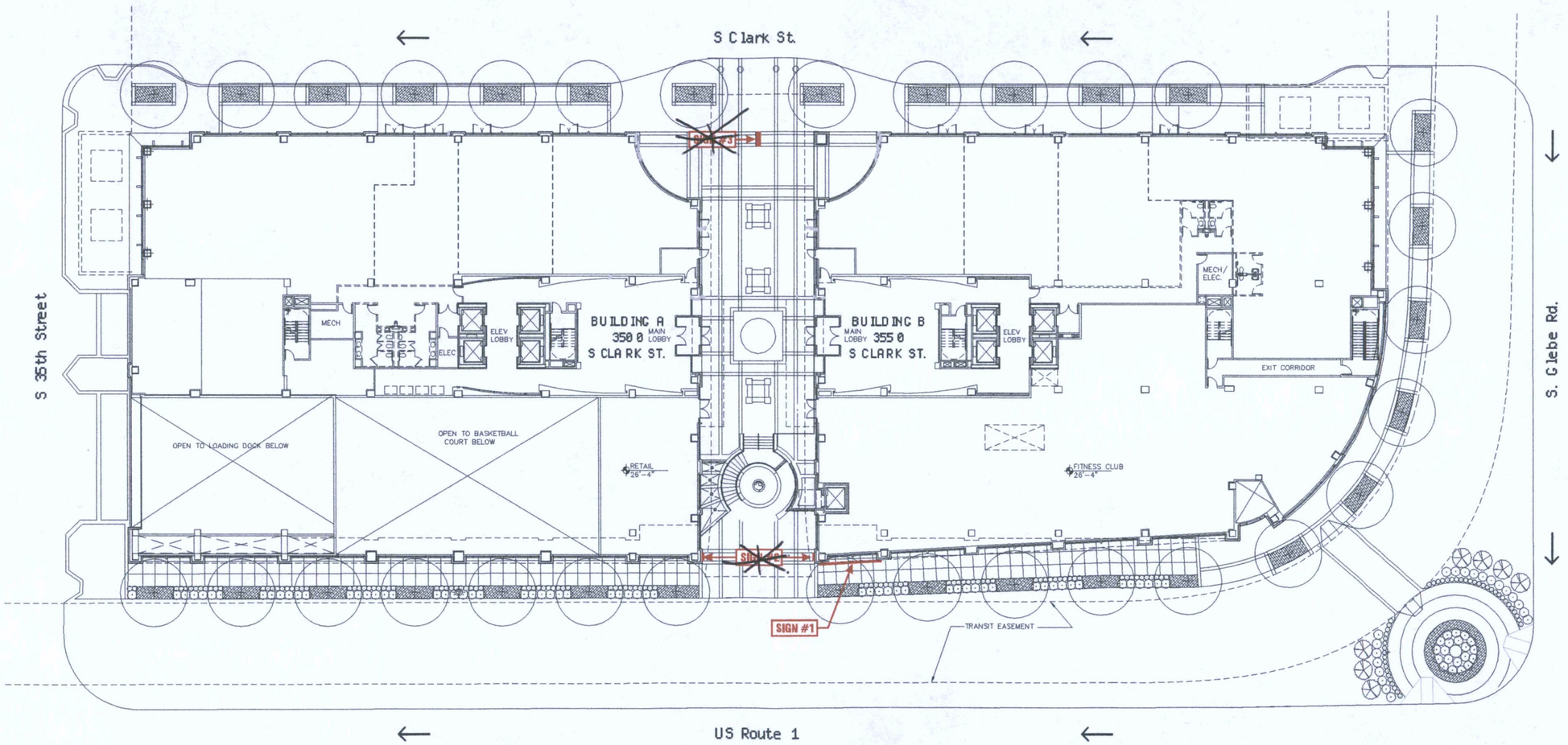
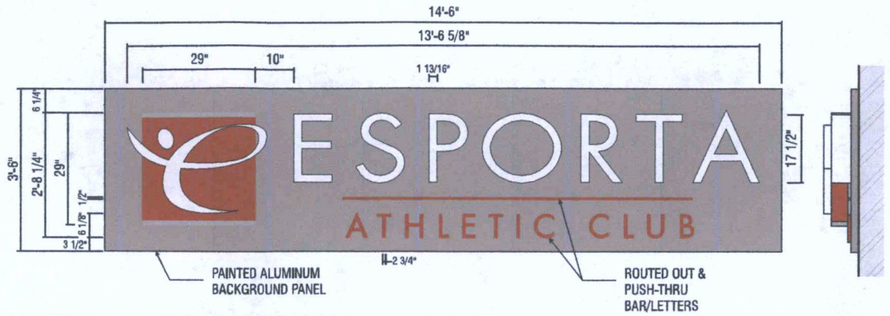
ims ImageCare Maintenance Services



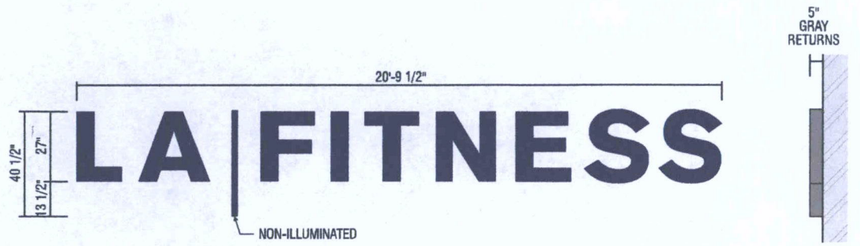
LA FITNESS	SITE PLAN ADDRESS: 3550 S Clark St. - Potomac Yards CITY/STATE: Arlington, VA ZIP:	PROJECT #: 3101 LOCATION #: 8006	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT (CLIENT CONTRACTOR / DATE) FILE PATH: Active\ACCOUNTS\L\LA FITNESS\Locations\3101_8006_Arlington VA 3 Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 05/11/10 Rev. 1: 05/13/10 Rev. 2: 05/19/10 Rev. 3: 06/09/10 Rev. 4: 08/11/10 Rev. 5: 00/00/00 Rev. 6: 00/00/00 Rev. 7: 00/00/00 Rev. 8: 00/00/00 Rev. 9: 00/00/00 Rev. 10: 00/00/00 Rev. 11: 00/00/00	REVISION NOTES:	SCALE: As Noted DRAWN BY: KWK PAGE #: 1	The Icon Companies® icon Icon Identity Solutions East Coast Sign Advertising ims ImageCare Maintenance Services



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.) — SIDE VIEW

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

SIGN #1
QTY: 1
NOTE:
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM.



27" NEON ILLUMINATED LETTERS (47 Sq. Ft.) — SIDE VIEW

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

SIGN #1
QTY: 1

NOTE:
NEON ILLUMINATION
3M 3630-173 PERFORATED EUROPEAN BLUE VINYL

NOTE:
ELECTRIC TO COME OUT OF THE BOTTOM. (120V)
2 1/2" WIDE & 2 DEEP RECESSED GROOVES IN BUILDING



EXISTING



PROPOSED

LA|FITNESS

SIGN #1

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT CONTRACTOR — DATE

FILE PATH: Active\ACCOUNTS\L\LA FITNESS\Locations\3101_8006_Arlington VA 3

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DATE: 05/11/10
Rev. 1: 05/13/10
Rev. 2: 05/19/10
Rev. 3: 06/09/10
Rev. 4: 06/11/10
Rev. 5: 00/00/00
Rev. 6: 00/00/00
Rev. 7: 00/00/00
Rev. 8: 00/00/00
Rev. 9: 00/00/00
Rev. 10: 00/00/00
Rev. 11: 00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

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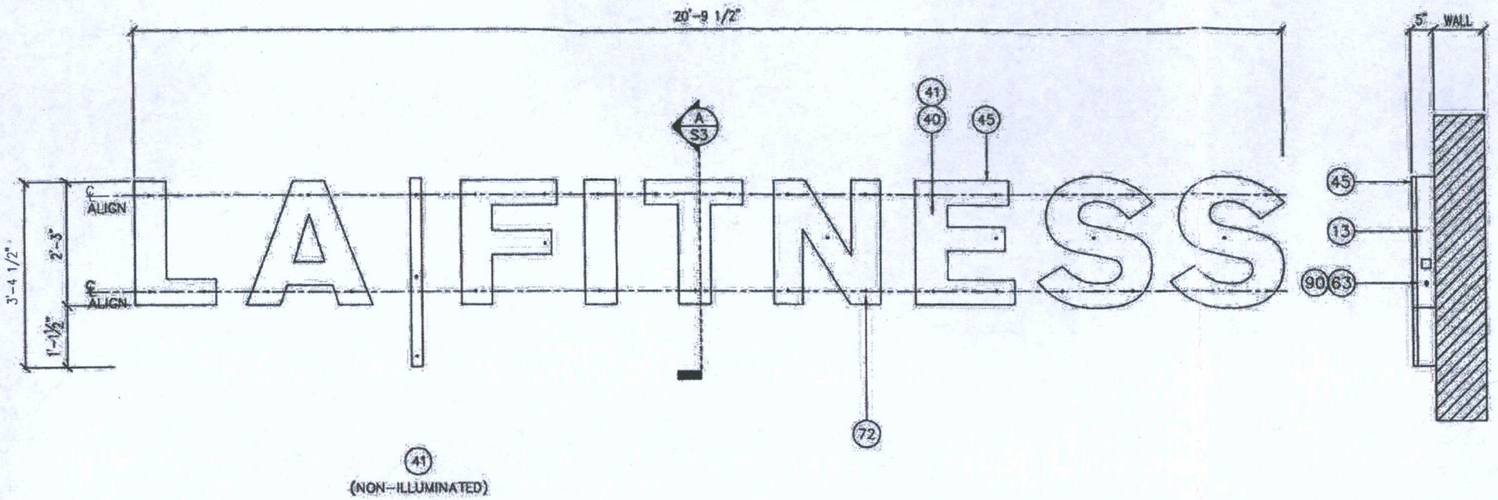
icon Icon Identity Solutions / East Coast Sign Advertising
ims ImageCare Maintenance Services



(41)
(NON-ILLUMINATED)

ELEVATION
SCALE: 3/8"=1'-0"

BILL OF MATERIALS

No.	QTY.	PART #	DESCRIPTION	SPECIFICATIONS
12	AS REQ'D	ALS063000	ALUMINUM SHEET (BACKS)	.063" X 48" X 120", 3003-H14
13	AS REQ'D	–	ALUMINUM COIL (RETURNS)	.040" X 5", 3003-H14, GRAY PRECOAT
40	47 sq.ft.	PLS188008	PLASTIC SHEET WHITE	3/16" X 4' X 10', #2447 MILKY WHITE ACRYLIC
41	47 sq.ft.	–	#3M 3630-173 PERFORATED EUROPEAN BLUE VINYL (APPLIED 1ST SURFACE)	
45	AS REQ'D	PLC000000	PLASTIC TRIM CAP, BLACK	1" X 10'
55	AS REQ'D	–	PAINT, WHITE	LETTER INTERIOR, REFLECTIVE WHITE
60	93'-3"	–	GLASS, NEON, 6500 WHITE	15 mm
61	AS REQ'D	–	G.T.O. RUBBER SLEEVING	ELECTROBIT 3730
63	9	ELB030482	TOGGLE SAFETY SWITCH	W/ RUBBER BOOT-20 AMP (SINGLE POLE)
64	9	–	HANDY BOX w/ COVER	4" X 1 1/2" X 1 1/2"
66	AS REQ'D	–	U.L. LISTED CONDUIT	1/2" SEALTIGHT
67	AS REQ'D	–	GREENFIELD CONDUIT	1/2"ø, w/ LOCK NUT AND CONNECTOR
69	9	–	TRANSFORMER, ELECTRONIC	VENTEX, VT4060CL-120
72	38	–	1/4" DIA. HEX-WASHER HEAD CONCRETE SCREWS TAPCON OR EQUAL	
76	AS REQ'D	FSB000000	BOLT, HEX HEAD	1/4-20 X 1 1/2", GRADE 307, ZINC
77	AS REQ'D	FSN000009	NUT, HEX	1/4-20, ZINC
78	AS REQ'D	–	LOCK WASHER	1/4", ZINC, W/FLAT WASHER
79	AS REQ'D	–	POP RIVET	#44, 1/8"ø x 1/4"
81	AS REQ'D	FSS000003	SCREW, SM PHILLIPS	#8 X 1/2", PAN TYPE "AB" ZINC
84	AS REQ'D	–	ø5/16" DRAIN HOLE	WITH LIGHT BAFFLE
85	AS REQ'D	–	NEON TUBE SUPPORT	PLEXIGLASS, 1 3/4"
90	–	–	UNION, U.L. AND ELECTRICAL	LABEL LOCATION
97	AS REQ'D	–	CAULK	–

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 47 sq. ft.
ESTIMATED SIGN WEIGHT: 240 lbs

THIS SIGN TO BEAR THIS MARK
Underwriters Laboratories Inc. ELECTRIC SIGN

STATED NEON FOOTAGES HAVE BEEN ROUNDED OFF TO THE NEAREST INCH AND INCLUDE 1'-0" PER UNIT FOR ELECTRODES

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

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

SIGN INTERIOR TO BE PAINTED GLOSS ENAMEL WHITE FOR MAXIMUM REFLECTIVITY

DESIGN LOAD: 2006 INTERNATIONAL BUILDING CODE ASCE 7-05 30 PSF

NOTES
SCALE: N.T.S.

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER
6/25/10

icon identity solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID: -

TITLE: 2'-3" X 20'-9 1/2" X 5" DEEP
S.F. LETTERS (SELF CONTAINED)

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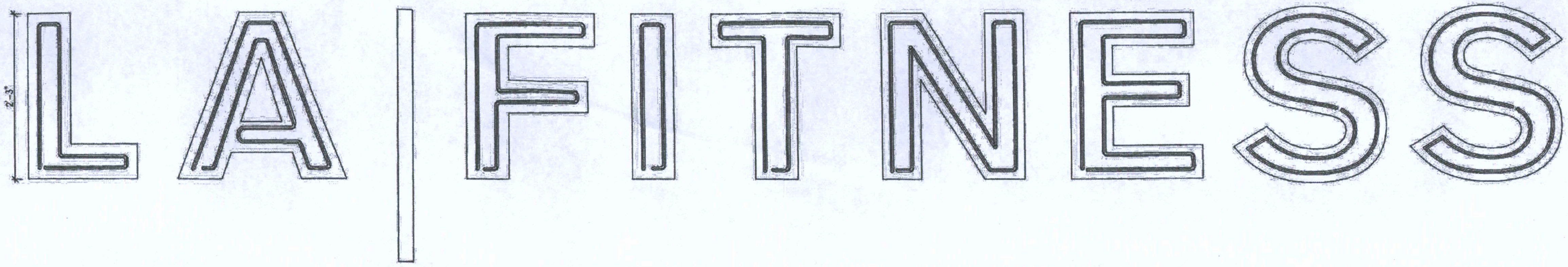
LOCATION:	ARLINGTON, VA
LOCATION No.:	8006
REQUEST No.:	89117
DRAWN BY:	HUU NGUYEN
DATE DRAWN:	06/23/2010
DRAWING SCALE:	3/8" = 1'-0"

LA | FITNESS.

APPROVED BY: DATE: 06/24/10

FILE: LAF0107A SHEET: 1/3



① **LETTERS NEON LAYOUT**
SCALE: 3/4"=1'-0"

MULTI STROKE 15MM WHITE-NEON	L	A	|	F	I	T	N	E	S	S	TOTAL
NEON FOOTAGE	7'-2"	11'-6"	NON-ILLUMINATED	10'-0"	5'-6"	7'-11"	13'-7"	13'-3"	12'-2"	12'-2"	93'-3"
VENTEX ELECTRONIC TRANSFORMER	1X(VT 4060CL-120)	1X(VT 4060CL-120)		1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	(9)VT 4060CL-120 VENTEX ELEC. TRANS
AMPS - LOAD	.6	.6		.6	.6	.6	.6	.6	.6	.6	5.4
CIRCUITS	1 - 20 AMP										1 - 20 AMP CIRCUIT

120 VOLTS ELECTRICAL SUPPLY

② **NEON CHART**
SCALE: N.T.S.

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

6/25/10

icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID:

TITLE: **2'-3" X 20'-9 1/2" X 5" DEEP**
S.F. LETTERS (SELF CONTAINED)

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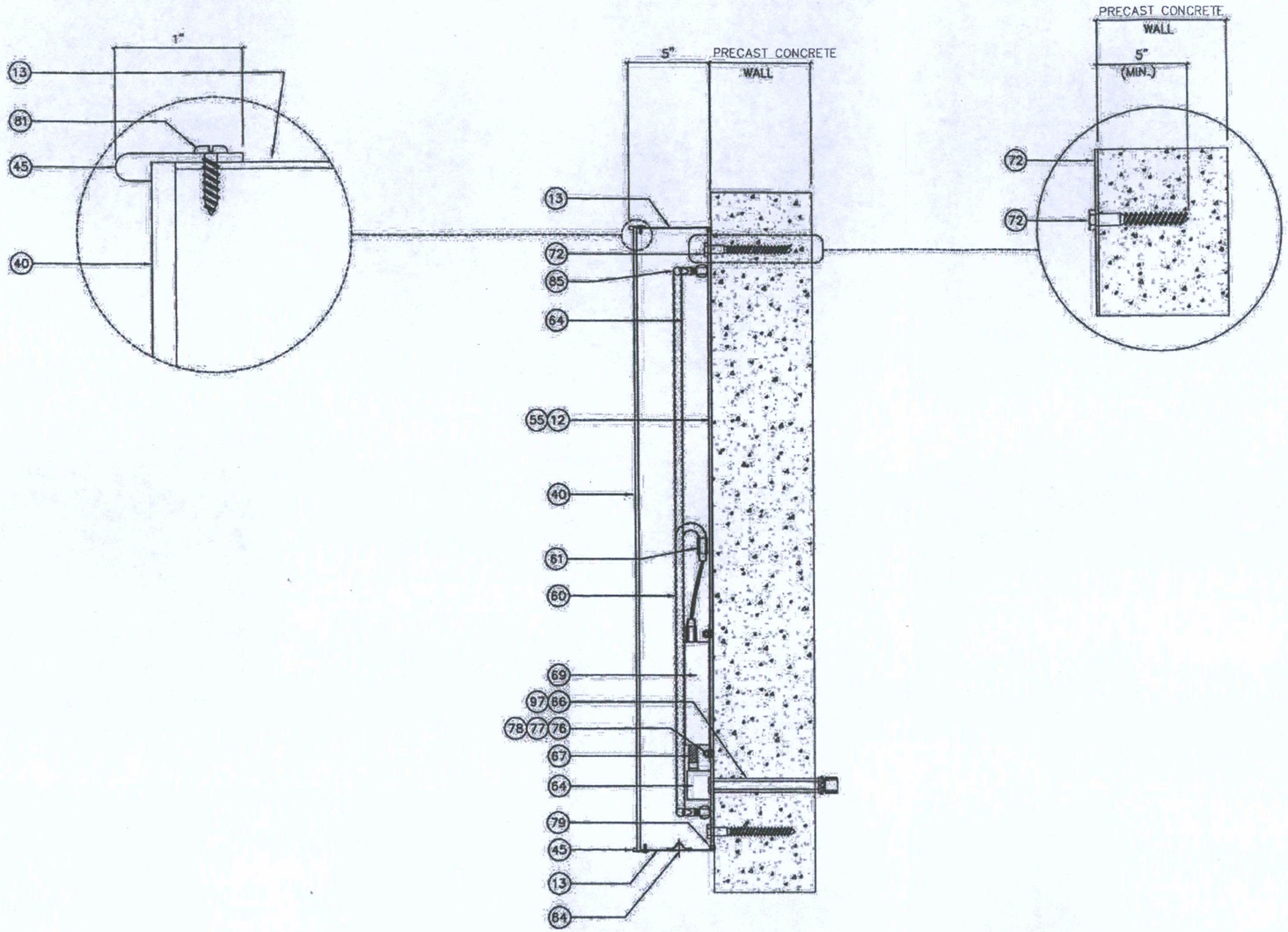
LOCATION:	ARLINGTON, VA
LOCATION No.:	8006
REQUEST No.:	89117
DRAWN BY:	HUU NGUYEN
DATE DRAWN:	06/23/2010
DRAWING SCALE:	3/4" = 1'-0"

LA | FITNESS.

APPROVED BY: CB DATE: 06/24/10

FILE: **LAF0107A** SHEET: **2/3**



A SECTION

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

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

6/25/10

icon Identity Solutions

1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID: -

TITLE: 2'-3" X 20'-9 1/2" X 5" DEEP
S.F. LETTERS (SELF CONTAINED)

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LOCATION:	ARLINGTON, VA
LOCATION No.:	8006
REQUEST No.:	89117
DRAWN BY:	HUU NGUYEN
DATE DRAWN:	06/23/2010
DRAWING SCALE:	1 1/2" = 1'-0"

LA|FITNESS.

APPROVED BY: DATE: 06/24/10

FILE: LAF0107A SHEET: 3/3

ARLINGTON
VIRGINIA

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
PLANNING DIVISION, ZONING ADMINISTRATION
2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201
TEL: 703-228-3883 FAX: 703-228-3896 WWW.ARLINGTONVA.US

ISSUED TO: **RJ GALVIN**
5609 WILKENS AVE.
CATONSVILLE, MD
21228

PHONE:

SIGN PERMIT

Permit Number: ZN1000423 **07/13/2010**

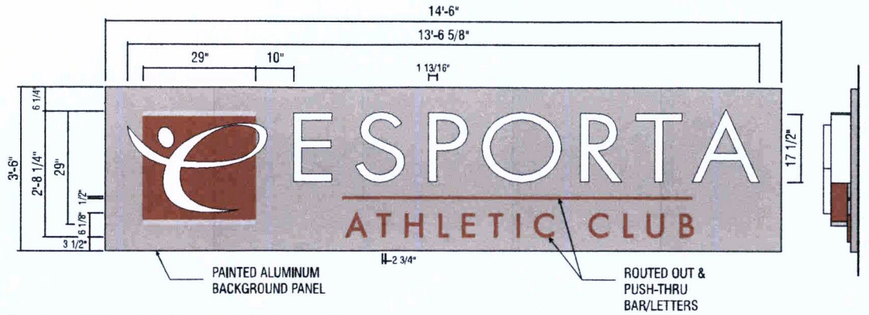
Permission is hereby granted, according to approved plans, application and restrictions of record to erect, repair, or reface a sign as follows:

NEW CHANNEL LETTER SIGN 20.79' X 2.25' (47 SF) "LA FITNESS" & "/" 1.24' X .125' (1.40 SF) TOTAL SF 46.91SF TO LITE DURING HRS OF OPERATION ONLY

Address: 3550 S CLARK ST ARL
Floor:
Suite:

Contractor:
Permit Fee: $117.70

RECEIPT NUMBER: , Check # ,Fee: $.00,PERMIT #:ZN1000423



ILLUMINATED LETTERS W/ BACKGROUND PANEL (39 Sq. Ft.) — SIDE VIEW

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

SIGN #1
QTY: 1
NOTE:
BACKGROUND COLOR TO BE PMS 5U
ELECTRIC TO COME OUT OF THE BOTTOM.



27" NEON ILLUMINATED LETTERS (47 Sq. Ft.) — SIDE VIEW

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

SIGN #1
QTY: 1

NOTE:
NEON ILLUMINATION
3M 3630-173 PERFORATED EUROPEAN BLUE VINYL

NOTE:
ELECTRIC TO COME OUT OF THE BOTTOM. (120V)
2 1/2" WIDE & 2 DEEP RECESSED GROOVES IN BUILDING



EXISTING



PROPOSED

LA|FITNESS

SIGN #1

ADDRESS: **3550 S Clark St. - Potomac Yards**
CITY/STATE: **Arlington, VA**
ZIP:

PROJECT #: **3101**
LOCATION #: **8006**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ____/____/____ DATE

FILE PATH: **Active\ACCOUNTS\L\LA FITNESS\Locations\3101_8006_Arlington VA 3**

Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.

DATE:	05/11/10	Rev. 6:	00/00/00
Rev. 1:	05/13/10	Rev. 7:	00/00/00
Rev. 2:	05/19/10	Rev. 8:	00/00/00
Rev. 3:	06/09/10	Rev. 9:	00/00/00
Rev. 4:	06/11/10	Rev. 10:	00/00/00
Rev. 5:	00/00/00	Rev. 11:	00/00/00

REVISION NOTES: _____

SCALE: **As Noted**
DRAWN BY: **KWK**
PAGE #: **2**

DRAWINGS & PRESENTATIONS

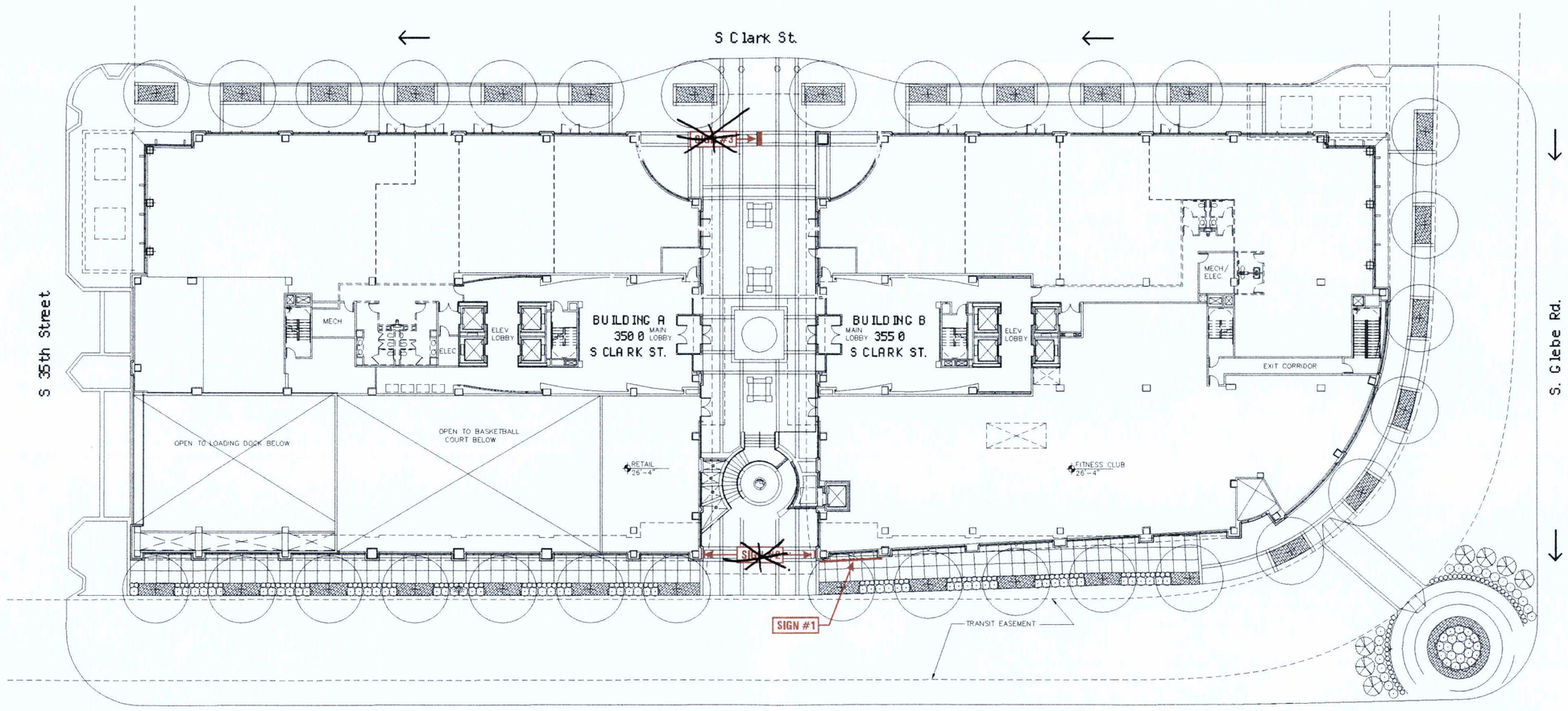
The Icon Companies®
icon Icon Identity Solutions · East Coast Sign Advertising
ims ImageCare Maintenance Services

LA | FITNESS

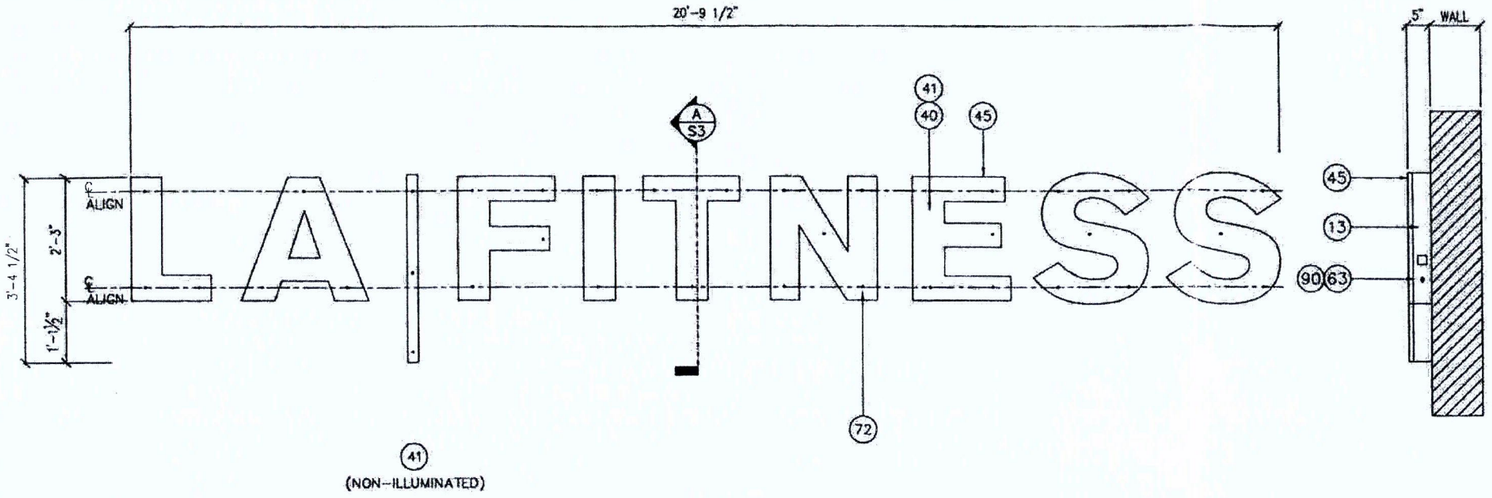
Location: #8006

3550 S Clark St. - Potomac Yards
Arlington, VA

The Icon Companies®
icon Icon Identity Solutions
ims ImageCare Maintenance Services



LA FITNESS	**SITE PLAN** ADDRESS: **3550 S Clark St. - Potomac Yards** CITY/STATE: **Arlington, VA** ZIP:	PROJECT #: **3101** LOCATION #: **8006**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT (CLIENT CONTRACTOR) (DATE) FILE PATH: **Active\ACCOUNTS\L\LA FITNESS\Locations\ 3101_8006_Arlington VA 3** Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: **05/11/10** Rev. 1: **05/13/10** Rev. 2: **05/19/10** Rev. 3: **06/09/10** Rev. 4: **06/11/10** Rev. 5: **00/00/00** Rev. 6: **00/00/00** Rev. 7: **00/00/00** Rev. 8: **00/00/00** Rev. 9: **00/00/00** Rev. 10: **00/00/00** Rev. 11: **00/00/00**	REVISION NOTES:	SCALE: **As Noted** DRAWN BY: **KWK** PAGE #: **1**	The Icon Companies® icon Icon Identity Solutions East Coast Sign Advertising ims ImageCare Maintenance Services



(41)
(NON-ILLUMINATED)

ELEVATION

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

BILL OF MATERIALS

No.	QTY.	PART #	DESCRIPTION	SPECIFICATIONS
12	AS REQ'D	ALS063000	ALUMINUM SHEET (BACKS)	.063" X 48" X 120", 3003-H14
13	AS REQ'D	–	ALUMINUM COIL (RETURNS)	.040" X 5", 3003-H14, GRAY PRECOAT
40	47 sq.ft.	PLS188008	PLASTIC SHEET WHITE	3/16" X 4' X 10', #2447 MILKY WHITE ACRYLIC
41	47 sq.ft.	–	#3M 3630-173 PERFORATED EUROPEAN BLUE VINYL (APPLIED 1ST SURFACE)	
45	AS REQ'D	PLC000000	PLASTIC TRIM CAP, BLACK	1" X 10'
55	AS REQ'D	–	PAINT, WHITE	LETTER INTERIOR, REFLECTIVE WHITE
60	93'-3"	–	GLASS, NEON, 6500 WHITE	15 mm
61	AS REQ'D	–	G.T.O. RUBBER SLEEVING	ELECTROBIT 3730
63	9	ELB030482	TOGGLE SAFETY SWITCH	W/ RUBBER BOOT-20 AMP (SINGLE POLE)
64	9	–	HANDY BOX w/ COVER	4" X 1 1/2" X 1 1/2"
66	AS REQ'D	–	U.L. LISTED CONDUIT	1/2" SEALTIGHT
67	AS REQ'D	–	GREENFIELD CONDUIT	1/2"ø, w/ LOCK NUT AND CONNECTOR
69	9	–	TRANSFORMER, ELECTRONIC	VENTEX, VT4060CL-120
72	38	–	1/4" DIA. HEX-WASHER HEAD CONCRETE SCREWS TAPCON OR EQUAL	
76	AS REQ'D	FSB000000	BOLT, HEX HEAD	1/4-20 X 1 1/2", GRADE 307, ZINC
77	AS REQ'D	FSN000009	NUT, HEX	1/4-20, ZINC
78	AS REQ'D	–	LOCK WASHER	1/4", ZINC, W/FLAT WASHER
79	AS REQ'D	–	POP RIVET	#44, 1/8"ø x 1/4"
81	AS REQ'D	FSS000003	SCREW, SM PHILLIPS	#8 X 1/2", PAN TYPE "AB" ZINC
84	AS REQ'D	–	ø5/16" DRAIN HOLE	WITH LIGHT BAFFLE
85	AS REQ'D	–	NEON TUBE SUPPORT	PLEXIGLASS, 1 3/4"
90	–	–	UNION, U.L. AND ELECTRICAL	LABEL LOCATION
97	AS REQ'D	–	CAULK	–

AREA/WEIGHT
SIGN SQUARE FOOTAGE: 47 sq. ft.
ESTIMATED SIGN WEIGHT: 240 lbs

THIS SIGN TO BEAR THIS MARK
Underwriters Laboratories Inc.
ELECTRIC SIGN

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

STATED NEON FOOTAGES HAVE BEEN ROUNDED OFF TO THE NEAREST INCH AND INCLUDE 1'-0" PER UNIT FOR ELECTRODES

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

SIGN INTERIOR TO BE PAINTED GLOSS ENAMEL WHITE FOR MAXIMUM REFLECTIVITY

DESIGN LOAD:
2006 INTERNATIONAL BUILDING CODE
ASCE 7-05 30 PSF

NOTES

SCALE: N.T.S.

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017852
PROFESSIONAL ENGINEER

6/23/10

icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID: -

TITLE: 2'-3" X 20'-9 1/2" X 5" DEEP S.F. LETTERS (SELF CONTAINED)

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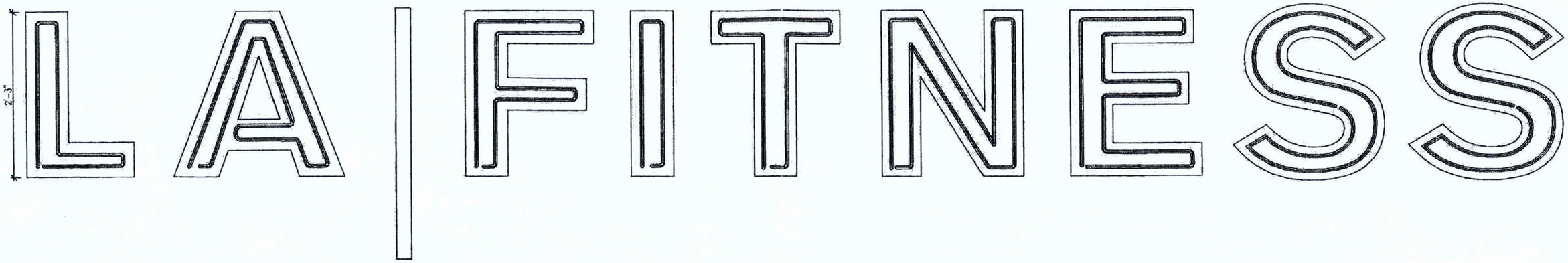
LOCATION:	ARLINGTON, VA
LOCATION No.:	8006
REQUEST No.:	89117
DRAWN BY:	HUU NGUYEN
DATE DRAWN:	06/23/2010
DRAWING SCALE:	3/8" = 1'-0"

LA|FITNESS.

APPROVED BY: DATE: 06/24/10

FILE: LAF0107A SHEET: 1/3



1 LETTERS NEON LAYOUT

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

MULTI STROKE 15MM WHITE-NEON	L	A	|	F	I	T	N	E	S	S	TOTAL
NEON FOOTAGE	7'-2"	11'-6"		10'-0"	5'-6"	7'-11"	13'-7"	13'-3"	12'-2"	12'-2"	93'-3"
VENTEX ELECTRONIC TRANSFORMER	1X(VT 4060CL-120)	1X(VT 4060CL-120)	NON-ILLUMINATED	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	1X(VT 4060CL-120)	(9)VT 4060CL-120 VENTEX ELEC. TRANS
AMPS - LOAD	.6	.6		.6	.6	.6	.6	.6	.6	.6	5.4
CIRCUITS	1 - 20 AMP										1 - 20 AMP CIRCUIT

120 VOLTS ELECTRICAL SUPPLY

2 NEON CHART

SCALE: N.T.S.

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

6/25/10

icon Identity Solutions
1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID: -

TITLE: **2'-3" X 20'-9 1/2" X 5" DEEP S.F. LETTERS (SELF CONTAINED)**

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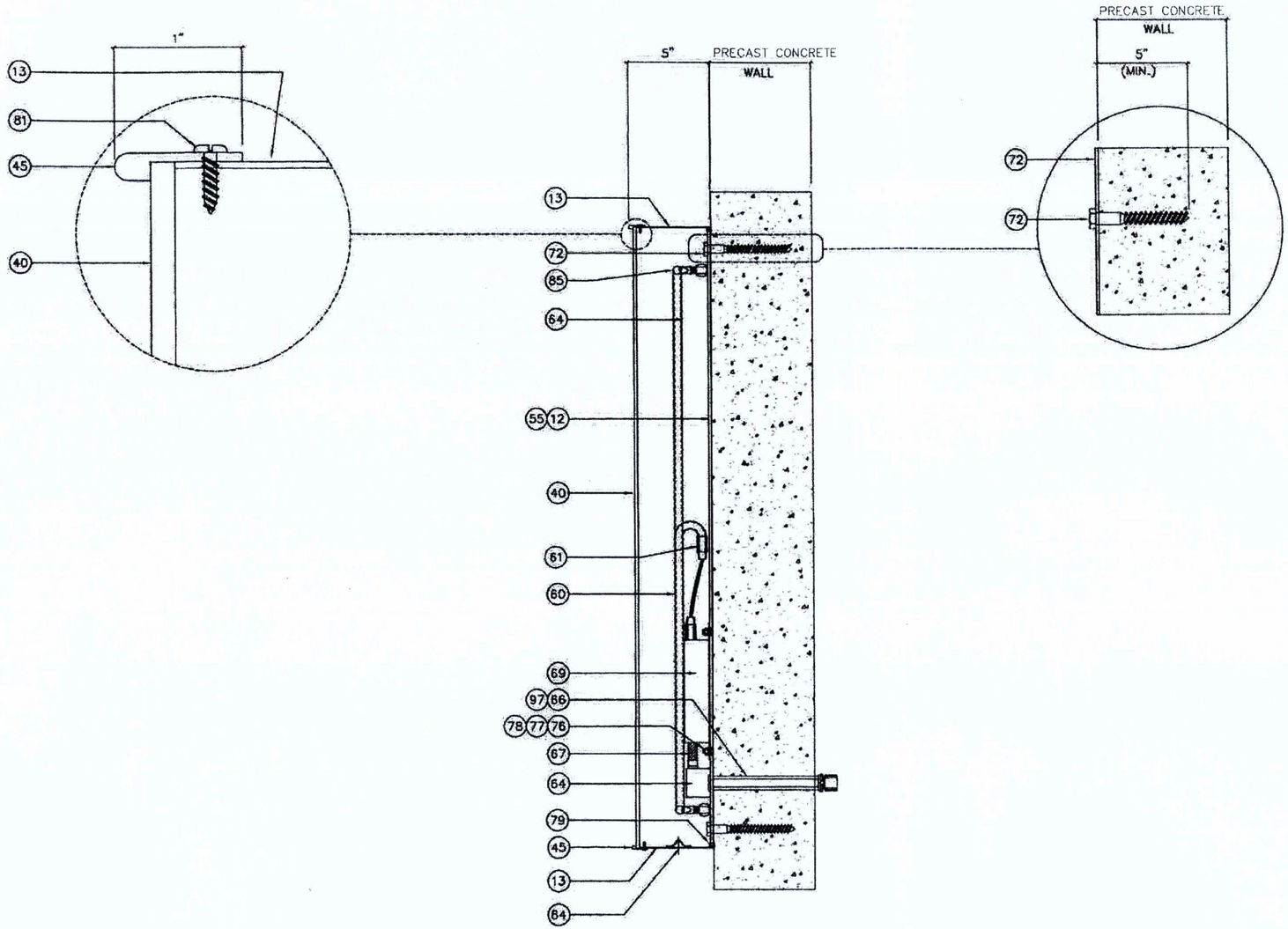
LA | FITNESS.

APPROVED BY: CB DATE: 06/24/10

FILE: **LAF0107A** SHEET: **2/3**



A **SECTION**

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

COMMONWEALTH OF VIRGINIA
CLIFFORD W. LEVERENZ
Lic. No. 017882
PROFESSIONAL ENGINEER

6/25/10

icon Identity Solutions

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

LA|FITNESS.

APPROVED BY: EB DATE: 06/24/10

FILE: **LAF0107A** SHEET: **3/3**

Sign Permit Checklist

This checklist is to be used for sign review (for both by-right and special exception). The following items are to be filled in prior to turning sign permit applications in to the Zoning Services Group Supervisor. Don't forget to enter all signs into the **sign log** as well as **update paper tracking**. Signs are to be processed in five (5) business days.

PLANNER ASSIGNED A. Nolan **ZONING** CO-1.5

ADDRESS 3550 S. Clark St.

TENANT NAME LA Fitness

DID YOU CHECK THE FOLLOWING:

1. HAS THIS APPLICANT **APPLIED** FOR A CERTIFICATE OF OCCPANCY?(THIS IS REQUIRED BEFORE A SIGN PERMIT CAN BE ISSUED)
☑ Yes ☐ No Number CO1000236

2. IS THIS A SITE PLAN OR USE PERMIT?
☑ Yes ☐ No Number SP # 346

3. IS THERE A COMPREHENSIVE SIGN PLAN ON FILE?
☑ Yes ☐ No

4. HOW WAS IT APPROVED BY:
☑ County Board ☐ Administratively

5. ARE THERE EXISTING SIGN PERMITS ON FILE?
☑ Yes ☐ No Number ZN 1000152 Number ZN 1000250

6. WHAT CURRENTLY EXISTS ON THE BUILDING OR AT THE SITE?
(Pictures attached) ☑ 7/474-5254

STAFF RECOMMENDATION:

1. What is permitted under the Zoning Ordinance by right or under the approved Comprehensive Sign Plan?

1. Facade sign with Internally Illuminated Letters ≤ 84 sq. ft.

2. State Section of Sign Ordinance or page of Comprehensive Sign Plan where it is allowed (please attach Comp. Plan).

page C.1 & C.2 of Comp Sign Plan

3. Description of Sign(s) the Planner recommends be approved

Recommendation by Supervisor ☒ Approved ☒ Reject 7/8/10

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of April 24, 2010

DATE: April 14, 2010

SUBJECT: SP #346 SITE PLAN AMENDMENT for a comprehensive sign plan amendment at Land Bay E-West in Potomac Yard; located at 3500 and 3550 S. Clark St (RPC #34-027-046).

Applicant:
w/2005 Potomac Yard E-West LLC

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

C. M. RECOMMENDATION:

Approve the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

ISSUES: This is a request for a comprehensive sign plan amendment on Land Bay E-West in Potomac Yard and no issues have been identified.

SUMMARY: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. It includes building identification signs, retail and commercial tenant signs, directional signs, two (2) rooftop major tenant signs, and retail and decorative banners. Now that construction of the building is complete and tenants are moving in, the applicant is requesting some minor modifications to the approved comprehensive sign plan, including flexibility in the location of some of the signs and increase in sign area of one (1) sign. More specifically, the applicant is 1) requesting to increase the sign area of one (1) retail façade sign on Route 1 by ten (10) square feet and move it slightly north, 2) requesting to move two (2) awning signs from the South Clark Street side of the building to the Route 1 side of the building and 3) requesting that a corner retailer on South Clark Street have the option of placing approved signs on the South 35th Street side, as signs were approved for South Clark Street only. The proposed amendment would increase the sign area for the project by ten (10) square feet and would not exceed the total amount of sign area permitted. The signs are generally consistent with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*. Therefore, staff

County Manager: BMD/GA

County Attorney: [signature]

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5538

recommends approval of the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

BACKGROUND: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. It includes building identification signs, retail and commercial tenant signs, directional signs, and two (2) rooftop major tenant signs. Decorative and retail banners were also approved for the Route 1 side of the building. Seven (7) retail banners were proposed, which are intended for the Clark Street retail only to ensure those retail tenants have fair visibility in an area where a large amount of retail has not been present before. The retail banners alternate with five (5) decorative banners. All twelve (12) banners were approved with a review in ten (10) years at which time it will be determined if the banner signs should be permitted after the retail is established.

The following provides information on the site:

Site: The site is comprised of two (2) nine-story office buildings called "National Gateway." The buildings are connected by an internal plaza area. Approximately 374,379 square feet of office and 71,418 square feet of retail, including a 45,940 square foot health club, were approved for Land Bay E-West on April 21, 2007.

To the north:	Currently vacant. The site of a future office/retail building.
To the south	Land Bay F, which contains the Eclipse Condominium Building and ground-floor retail.
To the east:	Clark Street, a park, and a future office/retail building.
To the west:	U.S. Route 1, Jefferson Davis Highway.

Zoning: The site is zoned "C-O-1.5", Commercial Office Building, Hotel and Apartment Districts.

Land Use: The South Tract has a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18, on the General Land Use Plan (GLUP).

Neighborhood: The site is not located within a civic association. Adjacent property owners have been notified, and to date have not commented on the proposal.

DISCUSSION: The comprehensive sign plan for Land Bay E-West was approved November 15, 2008. The table on the following page outlines the changes requested with the comprehensive sign plan amendment:

PROPOSED CHANGES WITH THIS COMPREHENSIVE SIGN PLAN AMENDMENT:							
Type & Quantity	**Proposed change**	**Location of sign**	**Sign area (Sq. ft)**	**Total sign area (sq. ft)**	**Height above ground (in ft.)**	**Text**	**Material**
Retail Façade (1)	Increase the approved area by 10 sq. ft. and move it slightly north.	Route 1 above a window	50 (increase from approved sign by 10 sq. ft.)	50	Approx. 22'8" above ground.	"Esporta Athletic Club"	Internally illuminated letters.
Awning (2)	Move two (2) awnings from the S. Clark St. side to the Route 1 side of the building	Route 1 above (2) windows	13 (no change from approved sign area)	26	Approx. 18 ft. above ground	"Esporta Athletic Club"	Fabric awning.
Retail façade, blade, awning, and window graphics	Have option of moving some signs for corner retail space from S. Clark St. to S. 35th St. Height, style, etc. would not change.	S. 35th St.	N/A	N/A	Highest sign would be retail façade sign at approx. 12'8" above ground.	Tenant name and logo	Material options outlined in approved sign plan.
Total sign area proposed with entire project (includes approved signs and additional 10 sq. ft. for façade sign as stated above).						**942**	
Total sign area permitted based on building frontage:						**943**	

Increase in Square Footage of and Shifting Retail Façade Sign

Esporta athletic club will be locating in the Route 1 retail space. This is the only retail space on the Route 1 side of the building, and comprises both the north and south building of Land Bay E-West. There were two (2) façade signs approved on Route 1 for this retailer with the comprehensive sign plan; one (1) on the north building and one (1) on the south building. Each was approved for 40 sq. ft. of sign area. The applicant is requesting that the façade sign on the south building be increased by 10 sq. ft. and, in addition, requesting that it be relocated slightly to the north over the next retail bay. The *Potomac Yard Overall Sign Guidelines* state, "it is important for tenant signs to be designed to integrate with the architectural character of the storefront elements." Increasing the sign area and shifting it to the north would allow the proposed sign to fit well with the façade and line up with the existing windows (see attached photos). By increasing the sign by 10 sq. ft. the overall project would still be in the maximum amount of sign area permitted. There are no issues with this request.

Relocating Awning Signs

The applicant is also requesting to relocate two (2) awning signs previously approved for the Clark Street retailers to the Route 1 side of the building for the Esporta athletic club. The awning signs would remain at the approved size of 13 sq. ft. and would not increase in size. The awnings would be located above two (2) of the windows where there are currently no signs approved, with the exception of decorative and Clark Street retail banners located higher on the building. Staff supports the request to locate two (2) awnings on the Route 1 side, as it would help vary the façade and provide signs on a blank side of the building where signs have not been previously approved. The *Potomac Yard Overall Sign Guidelines* encourage the placement of awnings that complement the architectural character of the façade.

The *Sign Guidelines for Site Plan Buildings* state that each retail tenant shall be permitted a maximum of two (2) retail signs, one (1) per tenant frontage. For the Route 1 retailer two (2) façade signs were approved, one (1) along Route 1 on the north building and one (1) along Route 1 on the south building. The relocated awnings would bring the number of tenant signs to four (4). Staff recommends that if Esporta chooses to display both awning signs, that the proposed façade sign on the north building along Route 1 will not be displayed. This would decrease the amount of total signs for the Route 1 retailer to three (3), which staff finds appropriate for this large scale retailer that comprises the entire frontage of the building. Condition #79.b.1 addresses this issue and states that, "the retailer along Route 1 is permitted either a façade sign on the north building of Land Bay E-West, as approved in the comprehensive sign plan, or the second of two (2) awning signs on the south building, not both." The applicant agrees to this condition.

Flexibility for Location of Signs at Corner Retail Space

The applicant is requesting that a retailer on the corner of South Clark Street and South 35th Street have the option of placing the approved retail signs on the South 35th Street side, even though signs were approved for Clark Street only. The approved number, size, height, types of signs would not change. Staff supports this request, as there are currently limited signs approved for South 35th Street, and this would provide the corner retailer an option of locating signs at a location which would provide them with more visibility, given that the retailer is located on the corner of an interior courtyard.

CONCLUSION: The proposed amendment would increase the sign area for the project by ten (10) sq. ft. and would not exceed the total amount of sign area permitted. The signs are generally consistent with the *Potomac Yard Overall Sign Guidelines* and the *Sign Guidelines for Site Plan Buildings*. The proposed signs would continue to create a strong sense of place and a lively environment for Potomac Yard and are consistent with the architecture of the building. Therefore, staff recommends approval of the site plan amendment for a comprehensive sign plan amendment, subject to revised Condition #79.

Revised Condition # 79:

79. The developer agrees that the project signs, including building identification, directional, retail, and rooftop signs, shall be consistent with the comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, as approved by the County Board on November 15, 2008, and as revised and approved by the County Board on April 24, 2010.

Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed 932 square feet. All other changes to the approved signs will require site plan approval or amendment.

Retail tenant signs shall be permitted for the new construction as follows:

a. Minor modifications to this approval of signs shall be subject to review and approval by the Zoning Administrator prior to the issuance of all sign permits to determine that they are consistent with the purpose and intent of the approval.

b. The retail tenant signs shall conform to the standards of Section 34 of the Zoning Ordinance, except to the extent those ordinance standards are modified by it, the adopted comprehensive sign plan titled, "Comprehensive Sign Plan Land Bay E-West" dated November 5, 2008, and as revised and approved by the County Board on April 24, 2010 and the following criteria, in which case the signs shall conform to the adopted comprehensive sign plan:

1) For each space occupied by a tenant, the tenant is permitted up to three (3) retail signs along South Clark Street, which may consist of a combination of awning, façade, and blade signs. The retail space on the corner of South Clark Street and South 35th Street (as labeled on the plan) is permitted flexibility in moving some of the signs approved for that space to the South 35th Street side of the building, so long as neither the height above average site elevation, nor the materials, nor the type of signs changes.

Additional retail tenant signs for the South Clark Street retail are permitted in the form of banners along Route 1, entrance window signs, or retail signs located in the interior plaza area between the two (2) buildings of Land Bay E-West, and along South Glebe Road, so long as the maximum total sign area does not exceed one (1) square foot per linear foot of the tenant's frontage, and so long as the number, general location, and size of signs are consistent with what is shown on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008, and revised and approved by the County Board on April 24, 2010.

The retailer along Route 1 is permitted either a façade sign on the north building of Land Bay E-West, as approved in the comprehensive sign plan, or the second of two (2) awning signs on the south building, but not both.

2) The applicant agrees that the banners will be limited to seven (7) retail banners, and five (5) decorative banners, with a total of twelve (12) total banners. Eleven (11) of those banners will be placed along Route 1, and one (1) retail banner will be placed on South 35th Street, as depicted on the Comprehensive Sign Plan Land Bay E-West, dated November 5, 2008. The applicant agrees that the number of retail banners permitted on Land Bay E-West is limited to seven (7), and that the number of decorative banners is five (5), and that at no time will additional retail or decorative banners be approved for Land Bay E-West.

3) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit.

4) Retail signs shall be illuminated only during the hours of operation of the corresponding retail establishment.

5) Maintenance of the banners shall be the sole responsibility of the applicant. The banners shall be maintained in good condition.

c. The developer agrees that the twelve (12), twenty-one square foot (21' sq. ft.) decorative and retail banner signs located along U.S. Route 1 and South 35th Street, and the freestanding directory sign located along South Clark Street in the internal plaza area, have been approved in order to encourage economic development of new retail areas, and that they will be reviewed in ten (10) years to determine if the banner signs and freestanding signs should be permitted after November 2018, when the retail area is established. The developer agrees that such a review may include a determination that the banner signs and freestanding signs shall be permanently removed at that time, and the developer agrees to remove the signs within twenty-one days after such a determination.

d. The applicant agrees that the two (2) major tenant rooftop signs shall not be illuminated between the hours of 12:00 a.m. and 5:00 a.m., seven days per week. The applicant agrees that the two (2) major tenant rooftop signs will include dimmable lighting that will allow the applicant to adjust the rooftop sign's lighting intensity by 50%. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manager, reduce the intensity of the lights to a level that, in the county Manager's reasonable judgment, will no longer have such an adverse effect.

Approved comprehensive sign plan condition for the Potomac Yard PDSP:

46. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs except the two freestanding signs approved by the County Board on October 18, 2008, and the banner signs above 35', but placed no higher than 47' above finished grade, approved on November 15, 2008 for Land Bay E_West, shall be consistent with the guidelines contained in the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000	**South Tract:** Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18.
	Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway.
	Approved a rezoning from "M-1" to "C-O-1.5".
	Approved a Phased Development Site Plan for a mixed-use office, retail, hotel and residential development.
	Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue.
	North Tract: Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public".
	Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment-Hotel.
February 9, 2002	Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.
March 23, 2002	Approved a final site plan for Land Bay A, for office and retail development totaling 654,000

	square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.
April 20, 2002	Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.
December 9, 2003	Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.
December 9, 2003	Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.
July 10, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.
September 18, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.
November 16, 2004	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.
February 1, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.
May 17, 2005	Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.
July 9, 2005	Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and

	uses for the north and south office buildings, subject to amended Condition #57.
April 22, 2006	Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).
September 16, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F). Staff was directed to revise the *Potomac Yard Overall Sign Guidelines* to accommodate additional retail signs in new retail areas. Note: condition was revised at December 9, 2006 County Board meeting.
December 9, 2006	Approved a site plan amendment request for a comprehensive sign plan (Land Bay F) with a revised Condition # 77 and amended *Potomac Yard Overall Sign Guidelines*.
January 27, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.
March 17, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.
April 21, 2007	Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4. Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail. Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square feet of residential GFA, 331 units and 15,868 square feet of ground floor retail. Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square

	feet of office GFA and 71,418 square feet of ground floor retail. Approved Conceptual Design Plan for Center Park.
November 13, 2007	Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072) Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)
September 13, 2008	Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.
October 18, 2008	Approved comprehensive sign plan amendment for two (2) freestanding signs in Land Bay F, pursuant to the conditions in the staff report, and with a County Board review in ten (10) years (October 2018).
November 15, 2008	Approved a comprehensive sign plan for Land Bay E-West, subject to the conditions of the staff report, and with a County Board review in ten (10) years (November 2018).

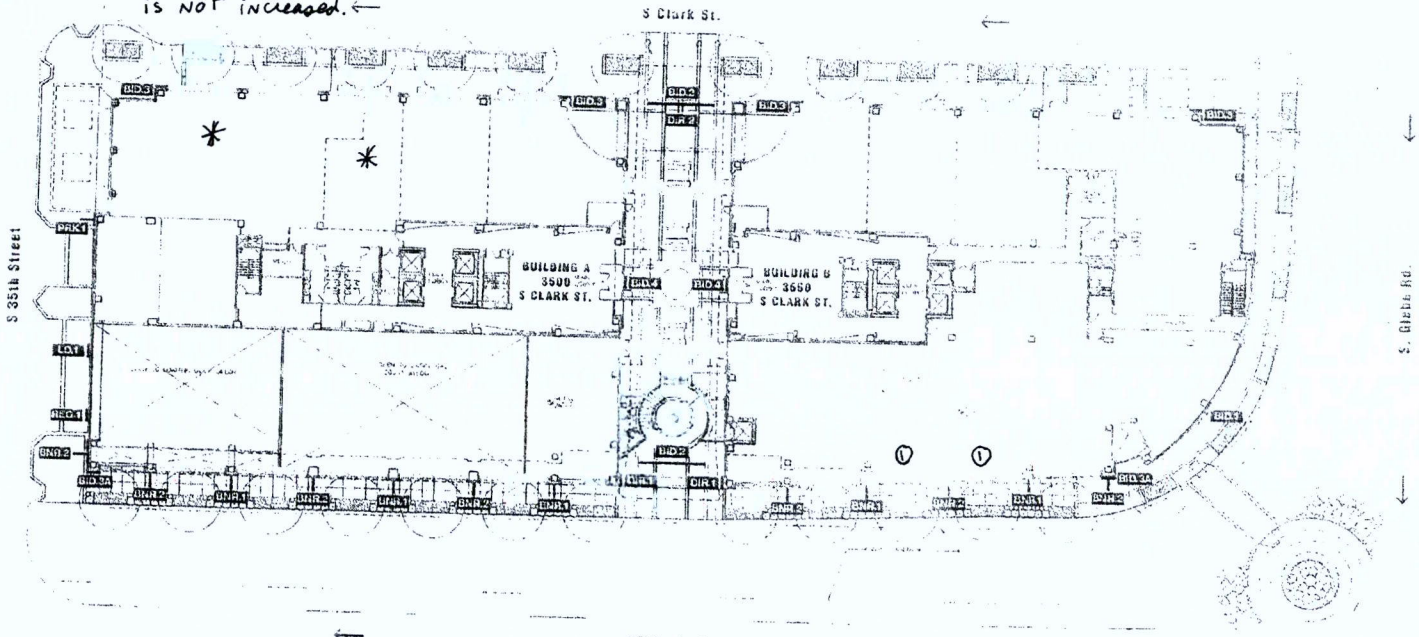
National Gateway - Land Bay E West
Comprehensive Signage Plan Square Footage Summary (04-01-10)

Sign Designation	Type	Size	Qty.	Sign Area (sf)	(sf total)	Height Above Ground	Text	Location	Material/ Color
BNR.2	Banner - Retail	2' 6" x 12' 3 1/4"	7	21'	147	35'	Retail Tenant name	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
BID.1	Building Identification	51' x 2' 7 1/2"	1	133'	133'	34	National Gateway	Curved Wall on S. Glebe Rd. Elev.	Painted Alum. Reverse channel letters - Halo Lit
BID.2	Buiding Identification	20' 1" x 1' 6"	2	30'	60'	Rt. 1 - 33', S. Clark - 22'	National Gateway	Under Canopy - Rt.1 & S. Clark St.	1/4" thk Alum. Letters, Acrilite Panel, Alum. Posts
BID.3	Building Address/ID	1' 11" x 1' 1/2"	4	2'	8'	5'	3550, National Gateway (I or II)	Columns near Building Entrances	1/2" thk Alum. Letters, 1/4" thick Alum. Panel
BID.3A	Building Address/ID	1' 11" x 8"	2	1' 6"	3'	5'	National Gateway (I or II)	Columns near Building Entrances	1/4" thick Alum. Panel
BB.1 - S. Clark	Retail - Awning Sign	20" x 8"	5	13'	65'	9'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Fabric Awning - Design, Color, Graphics TBD
BB.1 - Route 1	Retail - Awning Sign	20" x 8" or other combination to = 13sf max	2	13'	26'	18'	Tenant Name / Logo TBD	2nd story of building	Fabric Awning - Design, Color, Graphics TBD
BB.2 - Route 1, S. Glebe, & S. Clark	Retail - Façade Sign	20" x 2' or other combination to = 40sf max.	9	40'	360'	22' 8" on Rt. 1 & S. Glebe; 12'8" on S. Clark	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Internally Illuminated Letters - Design TBD
	Retail - Façade Sign	20" x 2' or other combination to = 50sf max.	1	50'	50'				
BB.3 - (optional)	Retail - Blade Sign	4' X 2.5' or other combination to equal 10sf	5	10'	50'	8'	Tenant Name / Logo TBD	Storefront Wall above entry on Bld.	Optional Blade Sign - Design TBD
DIR.1	Directory - Wall Mounted	2' 6" x 3'	2	7' 6"	15'	3' 6"	Logo, Tenant Names	Columns along Rt. 1 side	Alum. Box / Painted Panel with Silkscreened Graphics
DIR.2	Directory - Ground	3' 1 1/2" x 8'	1	25'	25'	on ground	Logo, Building ID, Tenant Names	Plaza area on S. Clark side	Alum. Pylon / Painted Panel with Silkscreened Graphics
				TOTAL Sign Area	**942.00**				
				Total Sign Area Permitted	943.00				
Signs not counting toward overall SF									
BNR.1	Banner	2' 6" x 12' 3 1/4"	5	21	105	35'	National Gateway Logo Graphic	Walls along S. 35th and US Route 1	Fabric Banner with painted Alum. Brackets and LED
PRK.1	Parking ID Blade Sign	1' 5" x 1' 7"	1	3'	3'	10'	P	Wall by Parking Garage Entrance	Alum. Cabinet with Punch-Out Graphics
LD.1	Loading Zone ID	9" x 4'	1	3'	3'	19'	LOADING	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
REG.1	Clearance Sign	9" x 8'	1	6'	6'	19'	CLEARANCE 15'-0"	Wall above Loading Zone Entrance	Painted Stud-Mounted Letters
BID.4	Building Address Vinyl	2' 10" x 1' 2"	2	3'	6'	5'	3500 or 3550, 1000, National Gateway	Glass Entrance Doors	3M Reverse Cut vinyl on Glass
BB.2A	Retail - Façade Sign	5' x 3' or other combination to = 15sf max.	4	15'	60'	above 8'	Tenant Name / Logo TBD	storefront glass above entry doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4 (plaza area)	Retail - Entry Window in private rov	window graphic total not to exceed 1sf	4	1'	4'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
BB.4	Retail - Entry Window	window graphic total not to exceed 1sf	7	1'	7'	between 3' to 5' 6"	Hours, Numbers, Credit Card Info	Storefront Entry Doors	Reverse Cut Sub-Surface Applied Vinyl - color TBD
Rooftop Sign	Rooftop Sign	6' high max. x 28' or other size not to exceed 16i	2	168'	336'	above 35'	Tenant Name	On Building near Roofline - TBD	Painted Alum. Reverse Channel Letters - Halo Lit

E West Signage Allowable Square Footage Calculation

Building Frontage at US Rt. 1	345 lf
Building Frontage at S 35th St.	130 lf
Building Frontage at S. Clark St.	348 lf
Building Frontage at S. Glebe Rd.	120 lf
Total Frontage at Public Right-Of-Way	**943 lf**

* Signs approved for these retail bays can be moved along the facade of each bay, including 35th St, so long as each retailer has atleast 1 sign and overall sign area is NOT increased. ←



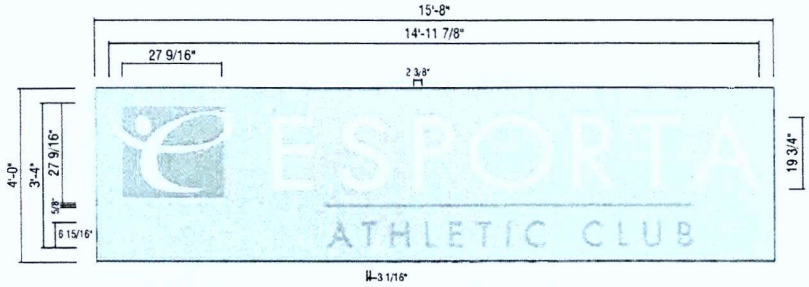
KEY - RETAIL

- BB.1 - Retail Awning
- BB.2 - Retail Façade
- BB.3 - Retail Blade Sign
- BB.4 - Entrance Window Info
- BB.2A - Retail Façade - Plaza

KEY - Building Exterior

BID.1	Building ID (façade)	BNR.4	View Building ID	DIR.2	Directory (ground)
BID.2	Building ID (canopy)	BNR.5	Banner	LOT	Loading Dock ID
BID.3	Building Address - ID	BNR.6	Banner (etc.)	PRK.1	Parking ID (main)
BID.4	Building ID	DIR.1	Directory (wall)	PRK.2	Parking Clearance

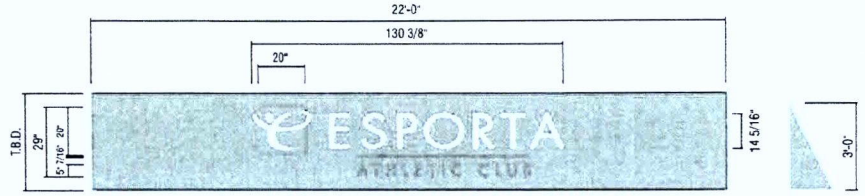
National Gateway Arlington, VA	Land Bay E West Site Plan - Full	DATE	11.06.2015	SCALE	As Noted
		PHASE	Comp. Plan	DESIGNED	DR
		PROJECT #	5016.01	DRAWN	MA
				Gallagher & Associates	C.1



ILLUMINATED LETTERS W/ BACKGROUND PANEL (50 Sq. Ft.)

SIGN #1
QTY: 1
NOTE:
ELECTRIC TO COME OUT ON THE BOTTOM.

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



AWNING VINYL GRAPHICS

SIGN #2
QTY: 2

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



ELEVATION

SCALE: N.T.S.

ESPORTA

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

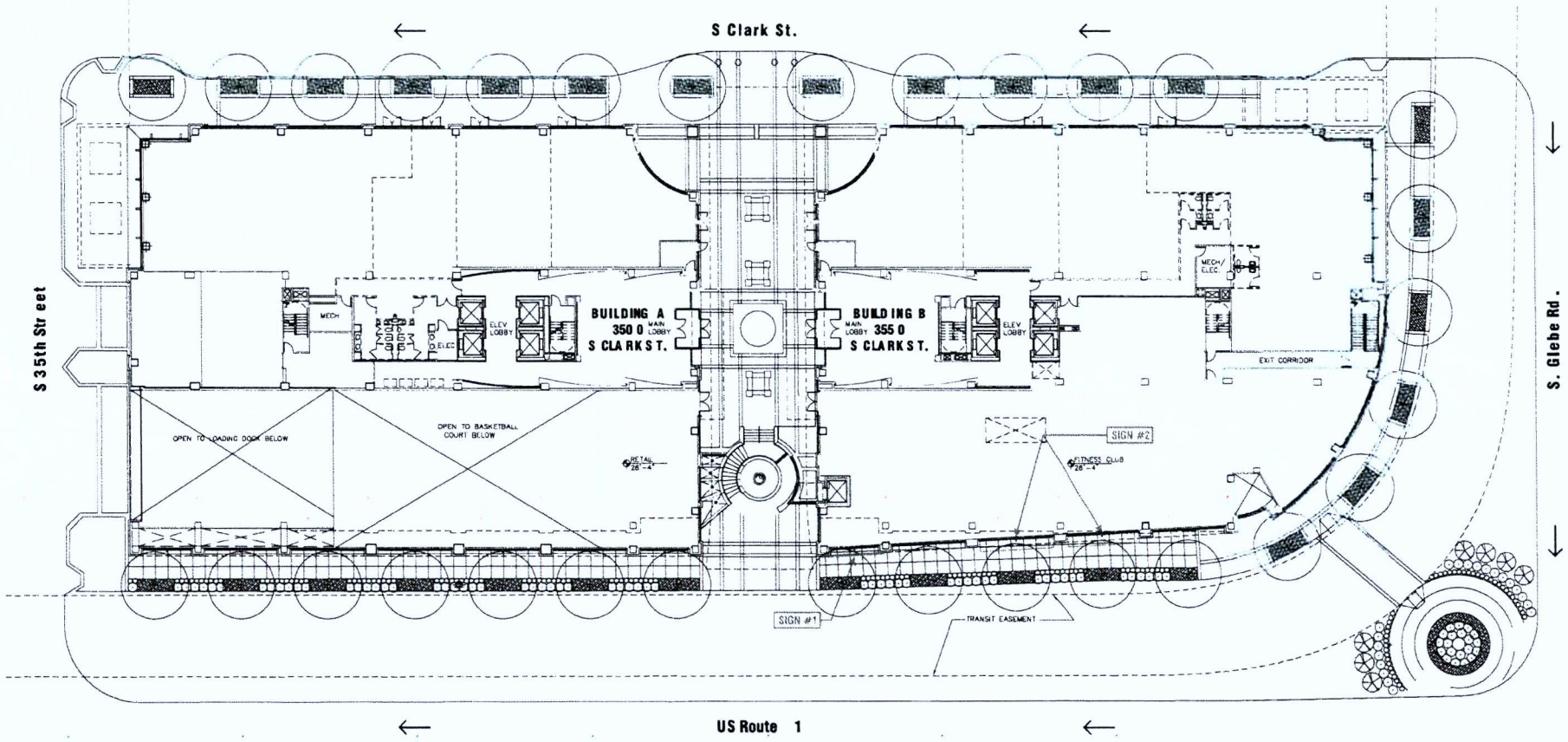
PROJECT #: 3101
LOCATION #: 8006
FILEPATH: Active ACCOUNTS\LA FITNESS\ESPORTA Locations\

DATE	11.17.09	Rev. 6	04/05/10
Rev. 1	01/06/09	Rev. 7	00/00/00
Rev. 2	01/14/10	Rev. 8	00/00/00
Rev. 3	01/27/10	Rev. 9	00/00/00
Rev. 4	02/02/10	Rev. 10	00/00/00
Rev. 5	02/23/10	Rev. 11	00/00/00

REVISION NOTES:

SCALE: As Noted
DRAWN BY: KWK
PAGE #: 2

The Icon Companies
icon ims



ESPORTA

SITE PLAN

ADDRESS 3550 S Clark St. - Potomac Yards
CITY/STATE Arlington, VA
ZIP

3101

3096

Active ACCOUNTS L LA FITNESS ESPORTA-Locations

DATE	11/17/09	Rev 6	04/05/10
Rev 1	01/06/09	Rev 7	00/00/00
Rev 2	01/14/10	Rev 8	00/00/00
Rev 3	01/27/10	Rev 9	00/00/00
Rev 4	02/02/10	Rev 10	00/00/00
Rev 5	02/23/10	Rev 11	00/00/00

REVISION NOTES:

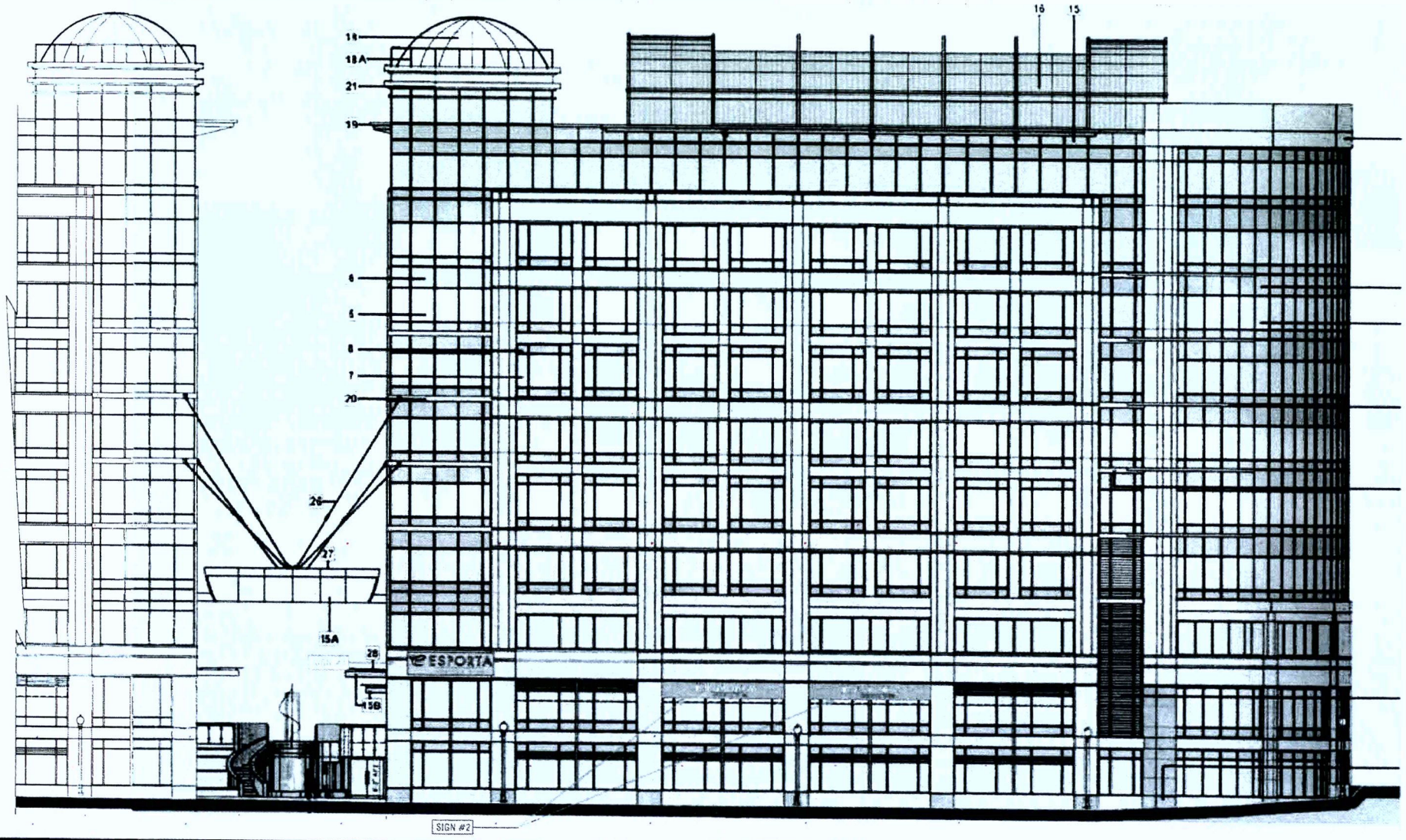
As Noted

KWK

1

The Icon Companies

icon ims



SIGN #2

ESPORTA

ADDRESS: 3550 S Clark St. - Potomac Yards
CITY/STATE: Arlington, VA
ZIP:

PROJECT #: 3101
LOCATION #: 8006
FILE PATH: Active ACCOUNTS\L.A FITNESS\ESPORTA Locations

DATE	11/17/09	Rev 6	04/05/10
Rev 1	01.06.09	Rev 7	00/00/00
Rev 2	01/14/10	Rev 8	00/00/00
Rev 3	01/27/10	Rev 9	00/00/00
Rev 4	02/02/10	Rev 10	00/00/00
Rev 5	02/23/10	Rev 11	00/00/00

REVISION NOTES:

SCALE: 1/16" = 1'-0"
DRAWN BY: KWK
PAGE #: 3

The Icon Companies
icon ims



SP #346 SITE PLAN AMENDMENT
3500, 3550 S. Clark St.
(RPC #34-027-046)

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

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Divisio

ZN1000423

RECEIVED
JUL 01 2010
By

Arlington County, Virginia

DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD, SUITE 810
PHONE 703.228.3883

RJ GALVIN
Permit # : ZN1000423

* D 1 1 6 4 1 *

APPLICATION FOR PERMIT TO ERECT, REPAIR OR REPAINT SIGN

(Type or print in ink. A separate application is required for each sign.)

IMPORTANT: COMPLETE REVERSE SIDE
READ INSTRUCTIONS ON BACK

07/01/10
DATE OF APPLICATION

Address of Installation 3550 S. Clark St. Zip Code 22201

Occupant LA Fitness

Sign Contractor Sign Doctor Select Service Address 24 Zerkel St., Quay, VA 22835

☒ New Sign ☐ Repair ☐ Repaint ☐ Single Face ☐ Double Face

Sign Dimensions 40½" x 20'-9½" Total Square Feet 47

Flat against the building Yes Projecting 5" inches from the building.

Projecting 0 inches above the roof line. Free standing sign 0

Located _____ feet from the street line. Projecting 0 inches over the building line.

If "V"-shaped sign, give degree of interior angle 0 _____ feet.

Is sign electrically wired? Yes Type of lighting: Internal NEON (neon, etc.)

Indirect _____ Source _____

Building 26'-4" feet of frontage. Lot _____ feet of frontage.

Size _____ Total Area _____

Remarks _____

NOTE: Two sets of structural plans are required for all projecting signs.
A separate permit must be secured for wiring and connecting all electrical signs.

I hereby certify that I have the authority to make the foregoing application, that the information is correct, and that the construction will conform with the regulations of the Building Code and Zoning Ordinance.

RJ Galvin
NAME (PLEASE PRINT)

SIGNATURE

5609 Wilkins Ave, Catonsville, MD 21228
ADDRESS

4405070053
TELEPHONE NUMBER

FOR OFFICIAL USE ONLY

Zone CO-1.5 Fee $117.70

C.R.I.F. No. R1000568 Date 7/1/10

ELECTRICAL DIVISION APPROVED 7/13/10

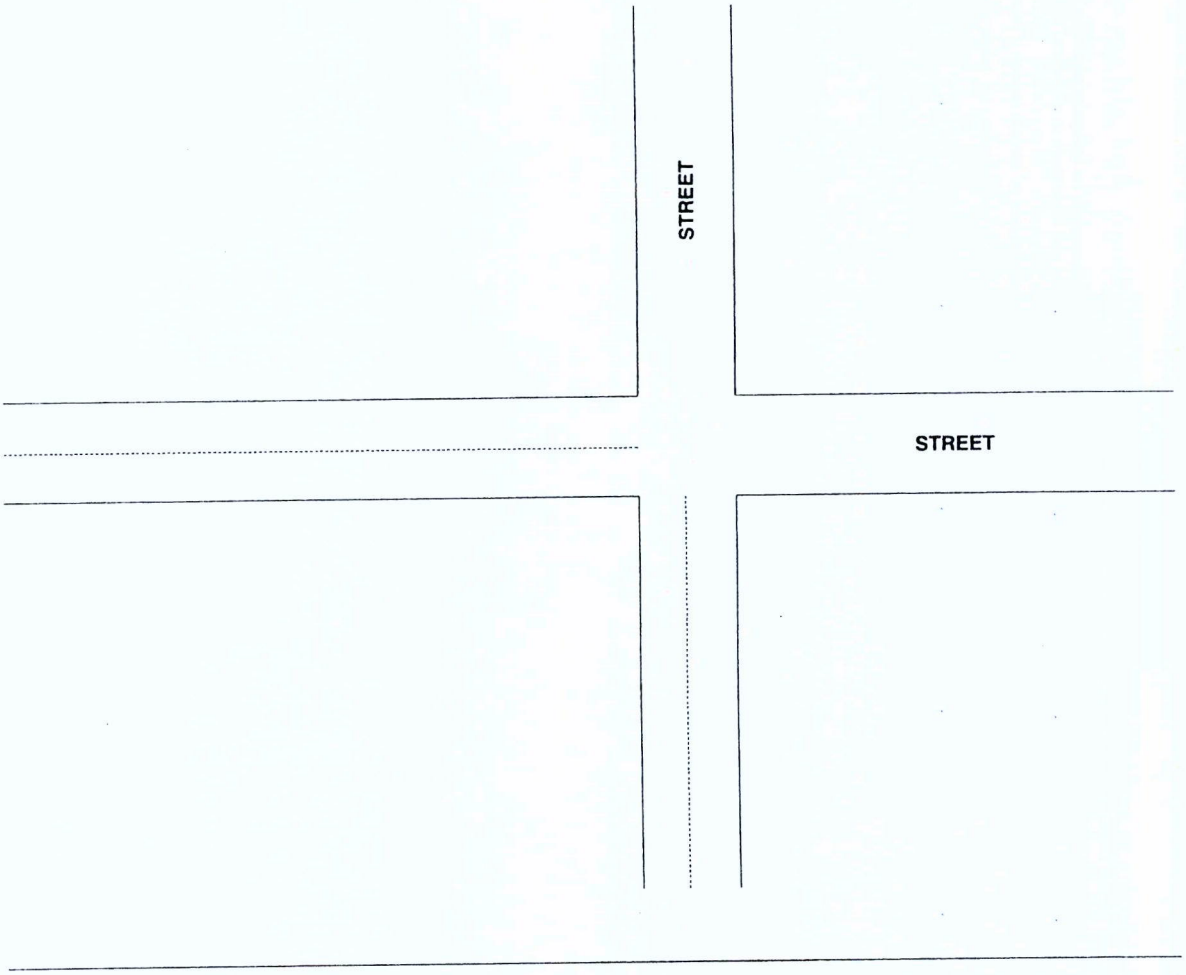
BUILDING DIVISION APPROVED 7/13/10

COMMUNITY INSPECTIONS APPROVED 7/8/10.

SPECIAL NOTICE: Sign Permit Number must be painted in one-inch letters in lower right hand corner of sign.

SIGNS LOCATED ON FEDERAL OR STATE PROPERTIES AND RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF THOSE GOVERNING BODIES. THIS PERMIT INDICATES COMPLIANCE WITH ARLINGTON COUNTY REGULATIONS ONLY.

SHOW LOCATION AND ALL DIMENSIONS



INSTRUCTIONS

Applicants for sign permits are required to fill out the sign permit application accurately and in its entirety. Incomplete applications often cause delays in processing and issuing the permit. Returning applications for additional information is time consuming and unnecessary. We urge you to make every effort to comply with this request.

The Inspection Services Division requires two (2) sets of structural plans with all applications for signs. This is in addition to the detailed drawing you make on the back of the original of this application.

Each sign requires a separate application. Duplicate signs may be put on one application but a fee will be charged for each sign.

THE SIGN PERMIT MUST BE PICKED UP BEFORE THE SIGN IS ERECTED.

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **LA FITNESS**
To use the: **P1&GRD** floor, and /or suite number:
Of the building located at: **3550 S. CLARK STREET,**
For the following purpose: **HEALTH CLUB & POOL.**

Permit Number		**CO1000236**		Date Issued		**07/19/2010**	
Seating Capacity (Zoning)		**0**		Occupant Load		**0**	
Number of Children		**0**		Zoning		**CO1.5**	
Use Group	**A-3,B,S1**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.	**MOD090019**	Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

ecc

ARLINGTON
VIRGINIA

Arlington County, Virginia
Department of Community Planning, Housing and Development
Zoning Administration

CERTIFICATE OF OCCUPANCY APPLICATION

(Please read the back of this application before completing this form)

ed shields
Arlington Permit #: C01000236
D5787

Important: Applicant must complete all the *non-shaded* areas, and mark where applicable.

Trade/ Legal Name	Name / Trade: LA Fitness / Esporta Heath Center	**Do not write here**
Address to be inspected	Number and Street: 3550 S. Clark St. Arlington, VA — Zip: 22202	C.O. Number: **CO1000236**
		Received Date / Stamp: RECEIVED APR 07 2010

I. TYPE OF BUILDING

- ☐ One-Family Dwelling
- ☐ Town Houses
- ☐ Condominiums
- ☐ Hotel
- ☒ Commercial/Retail
- ☐ Temporary Structure
- ☐ Two-Family Dwelling
- ☐ Apartments (Rentals)
- ☐ Cooperatives
- ☐ Office Building
- ☐ Industrial Building
- ☐ Other

II. USE OF BUILDING OR SPACE

Previous Use: N/A New Bldg.
Proposed Use: Heath Club
Nature of Business: Health Club
Maximum Capacity assembly type uses:

III. CONSTRUCTION WORK INVOLVED (if any):

☐ New Building ☒ Alteration of an existing building
☐ Neither of the above
Building Permit #: B0900353

IV. AREA TO BE INSPECTED

Entire Building Yes ☐
Gross Floor Area: [redacted] sq. ft.
Number of Parking Spaces:
Total Units: N/A
Amenities Yes ☐ No ☐ / Pool Yes ☒ No ☐

Portion of Building Yes ☒
Floor Number(s)(ex. 4th): [redacted] P1 + GRD
Square Footage: 37,375
Rooms or Units(s) Numbers: N/A

V. CERTIFICATE REQUESTED FOR:

- ☐ Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- ☐ Shell & Core (C & S).
- ☒ *Partial Occupancy of a building.
- ☐ Change of ownership of a building.
- ☐ Change of ownership of a business.
- ☐ Change in the use of a building space.
- ☐ *Condominium/cooperative unit to be sold.
- ☐ Condominium/cooperative unit to be rented
- ☐ Other

***For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)? Yes ☐ No ☒

Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.

VII. Are the premises ready for inspection? Yes ☐ No ☒
If "No" give approximate date when premises will be ready: [redacted] or check will call ☒

The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.

VIII. ADDITIONAL INFORMATION:

☐ Use Permit ☐ Variance ☒ Site Plan Approval
To be heard:
Case No.: SP # 346.00

IX. ZONING:

Initials: [illegible]
Zone: Col. S
Zoning Fees: ~~$2,384.80~~ $2,623.50
Receipt No.: R10004412
Date: 4/1/2010

X. APPROVED BY

	Initials	Date
Building	MIA	7.7
Electrical	SgN	4.18
Mechanical	FL	4.6
Plumbing	Cmm	4.16
E. H. B	JRG	4.20
Elevator		
Fire Prevention	jdl	4.20
Child Care		
Final Survey		
Comm.Inspection	lu	4.9
DES		
BUS License	SL	6.18

XII. Building Official

Shahriar [signature] Date: 7.19.2010

I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.

Signature	Applicant name (Print)	Address	Phones
[signature]	Edward Shields	3 Great Valley Parkway Suite 200 Malvern, PA 19355	610-889-3600
	On Site Contact Person (if not the applicant): Robert Golden		240-223-7263
			484-390-3223

GENERAL INFORMATION

Paragraph 36.D, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (BOCA), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED

INSTRUCTIONS FOR FILING APPLICATION

I. GENERAL

A. Read instructions **carefully**, Erroneous information will result in delays in issuance of a Certificate of Occupancy.

B. Applications, accompanied by a check made payable to Treasurer of Arlington County, for the full fee may be hand-carried or mailed to: Zoning Administrator, Suite 810, 2100 Clarendon Boulevard, Arlington, VA 22201.

C. Filing an application is an indication that premises are ready for inspection. If inspectors find premises are not in proper condition for inspection, no inspection will be made. The various sections of the Inspection Services Division may charge a re-inspection fee if the situation warrants.

D. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require permits from Inspection Services Division.

II. INSPECTIONS

A. Generally, a final inspection of all premises for which applications have been received prior to 5:00 p.m., the previous Thursday, will be made on the following Tuesday and no later than Friday morning of each week.

B. Please be sure you can be reached at the telephone number shown on the application.

C. No inspections will be made unless:

1. The applicant or his duly authorized agents are present on the premises.
2. Utility services are established and operating.
3. All equipment has been installed and connected.

III. FREQUENTLY FOUND DISCREPANCIES

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

A. Fire Extinguishers

1. Improperly placed or hung.
2. Inspection tags are not current.

B. Plumbing

Commercial establishments do not have water closets as required, or backflow prevention.

C. Electrical

Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

IV. SPECIAL APPLICATIONS

Applications for child care shall so indicate in Space IV, "Proposed Use."

V. NEW BUILDINGS

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

A. Entire Building:

An application shall be filed for the entire building, including all site improvements, amenities and appurtenances which are required by variance, use permit, or site plan approval, as may be applicable.

B. Partial or Temporary Occupancy:

After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:

1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

LA|FITNESS.

Andrew Bragg
director of construction

111 S. INDEPENDENCE MALL EAST, SUITE 5608 | PHILADELPHIA | PA | 19106
215.627.1695 | 866.420.2203
andrewb@lafitness.com | lafitness.com

JAMES Will be in @ 9:00am 4/20/2010 to see you about a temp. C.O.

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

☐ Building
☒ Electrical
☐ Elevator
☐ Fire
☐ Mechanical
☐ Plumbing

TYPE OF INSPECTION: Final.

☒ APPROVED
☐ REJECTED

Address 3550. S. Clark St. Date 4.16.2010.

Inspector Sinclair. Permit No. E0902311.

Comments all. past issues. brought to Code: Disc moved. Shall install wire guard per manufacturers Instr.

Re-inspection Fee? ☐ Yes ☐ No

★0818

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

☒ Building
☐ Electrical
☐ Elevator
☐ Fire
☐ Mechanical
☐ Plumbing

TYPE OF INSPECTION: Final

☐ APPROVED
☒ REJECTED

Address 3550 S Clark St Date 4/19/10

Inspector Sonny Alder Permit No. B0900353

Comments 1) Pool Final Inspection 2) Bldg does not meet address requirements 3) freestop pool equipt room slab 4) Need cut sheet hardwood floor finish (IBC code section 804) 5) Remove sign near entry doors "Doors to remain locked ...." Pool Permit # B0902316

Re-inspection Fee? ☐ Yes ☐ No

★0818

MATERIAL SAFETY DATA SHEET
FINISHES, COATINGS AND RELATED MATERIALS

MANUFACTURER: **POLOPLAZ**
1 Paradise Park Road
Jacksonville, Arkansas 72076
(501) 985-1172

EMERGENCY CONTACT (INFOTRAC #): 1-800-535-5053

DATE: February 6, 2009
Supercedes: February 28, 2007 Prepared by: POLOPLAZ Technical Staff

SECTION I: PRODUCT IDENTIFICATION

PRODUCT NAME: Poloplaz Magnum 350 Polyurethane Gym Finish
PRODUCT CLASS: Oil Modified Polyurethane Wood Floor Finish

SECTION II: HAZARDOUS INGREDIENTS

Ingredient	CAS #	Weight %	SARA Title III	Vapor Pressure (mmHg)	Exposure Limits
Stoddard Solvent	6472-88-7	22-27	311/313	2@68F	TLV/ACGIH: 100 NIOSH: none listed
PCBTF	98-56-6	30-35		5.3@68F	N/E

HMIS® Rating HEALTH: 2 FLAMMABILITY: 2 REACTIVITY: 0

CALIFORNIA PROPOSITION 65: This product contains no known chemicals known to the State of California to cause cancer or reproductive toxicity.
DOT: Shipping Name - Paint
Hazard Class - 3, Flammable liquid
UN/NA Number - UN1263
Packing Group - PG II
Labels Required - None

SECTION III: HAZARDS IDENTIFICATION

HMIS® Rating HEALTH: 2 FLAMMABILITY: 2 REACTIVITY: 0

THRESHOLD LIMIT VALUE: N/A

ACUTE HAZARDS
EYE CONTACT: Overexposure to ingredients in this product may cause eye irritation.
SKIN CONTACT: Overexposure to ingredients in this product may cause skin irritation.
INHALATION: May affect the nervous system or respiratory system,. causing mucous membrane irritation, nausea, disturbed vision, rapid breathing, hyperactivity, fatigue, muscle weakness, headache, light headedness, and dizziness.
INGESTION: May cause diarrhea, central nervous system depression, difficulty breathing, incoordination, tremors, weakness, and fatigue. Ingestion may result in aspiration of liquid, producing chemical pneumonitis.

INSP. WEEK	TIME IN	TIME OUT		NON SMOKING	# SEATS	RESCHEDULE FOR
	1 15		Page 1 of 1	YES NO		

NAME OF ESTABLISHMENT	LICENSE NUMBER	ADDRESS
Esporta		3550 S. Clark St

ARLINGTON COUNTY DEPARTMENT OF HUMAN SERVICES • PUBLIC HEALTH DIVISION

INSPECTION REPORT

Based on the requirements of Arl Co Code #9.2 the following items are in need of correction.

CODE SECTION	DESCRIPTION/REMARKS	CRITICAL VIOLATIONS (*)
*	Completion of bath house necessary	
*	Provide electrical inspection & CO Number to obtain permit	
	800 S. Walter Reed Dr	

DATE OF INSPECTION	OWNER/OPERATOR OR REPRESENTATIVE	E.H.S.	
4 16 10			(703) 228-7400

REV. 11/08

★2410

SECTION IV: FIRST AID MEASURES

EYE CONTACT: Immediately flush with plenty of water for 15minutes & call a physician.
SKIN CONTACT: In case of contact with skin, wash thoroughly with soap and water. Remove & wash contaminated clothing before reuse. (Discard contaminated shoes.)
INHALATION: Remove victim to fresh air. If breathing is difficult, give oxygen. If breathing has stopped, give artificial respiration. Call a physician immediately.
INGESTION: Do not induce vomiting. Get immediate medical attention.

SECTION V: FIRE FIGHTING MEASURES & DATA

LOWER FLAMMABLE LIMIT IN AIR (% BY VOLUME): 0.9(Lowest component)
FLASH POINT (TEST METHOD): 108*F
EXTINGUISHING MEDIA: Use water fog, carbon dioxide or foam extinguishers.
SPECIAL FIRE FIGHTING PROCEDURES: Water vapor may be ineffective on fire but can protect fire fighters & cool closed containers. Use fog nozzles if water is used. Do not enter confined fire-space without full bunker gear (helmet with face shield, bunker coats, gloves & rubber boots). Use NIOSH approved positive pressure, self-contained breathing apparatus.

SECTION VI: ACCIDENTAL RELEASE MEASURES

SPILL OR LEAK PROCEDURES: Stop spill at source. Dike area &contain. Clean up remainder with absorbent materials. Dispose of collected materials according to Federal, State, & Local Regulations. WASTE DISPOSAL METHOD: Recycle or dispose of observing Federal, State, & Local Regulations. If questions exist, contact the proper agencies.

SECTION VII: HANDLING & STORAGE

HANDLING: Use only with adequate ventilation. Avoid prolonged or repeated breathing of vapor or spray mist. Do not get in eyes, on skin or clothing. Wear OSHA standard goggles or face shield. Consult Safety equipment supplier. Wear gloves, apron & footwear impervious to this material. Wash clothing before reuse.
STORAGE: Keep container tightly closed & upright when not in use to prevent leakage. Ground containers when transferring. Do not flame cut, braze, or weld. Empty container very hazardous! Continue all label precautions. Isolate from oxidizers, heat & open flame.

SECTION VIII: EXPOSURE CONTROLS & PERSONAL PROTECTION

EXPOSURE CONTROLS: If engineering controls do not maintain airborne concentrations below recommended exposure limits, an approved respirator must be worn. Respirator type: organic vapor. If respirators are used, a program should be instituted to assure compliance with OSHA Standard 29 CFR 1910.134.
VENTILATION: Use local, general & mechanical exhaust necessary to keep vapor levels below TLV.
PERSONAL PROTECTION: Wear OSHA Standard goggles or face shield. Consult Safety Equipment Supplier. Wear gloves, apron & footwear impervious to this material. Wash clothing before reuse.

SECTION IX: PHYSICAL DATA

APPEARANCE: Transparent Amber Liquid

ODOR: Solvent Odor
BOILING RANGE: 310-370°F
SPECIFIC GRAVITY: 1.005
POUNDS/GALLON: 8.37
VOC's: 2.92 lbs/gall 350gms/ltr
VAPOR PRESSURE: 2.8mm HG @ 20°C
VAPOR DENSITY (air=1): 7.04
% VOLATILE BY VOLUME: 57

SECTION X: REACTIVITY DATA

STABILITY: stable
MATERIALS & CONDITIONS TO AVOID: isolate from oxidizers such as permanganates, chromates, & peroxides, heat, & open flame. Do not allow product to freeze.
HAZARDOUS DECOMPOSITION PRODUCTS: Carbon Monoxide, carbon dioxide from burning.
HAZARDOUS POLYMERIZATION: will not occur

OTHER COMMENTS

The supplier disclaims all expressed or implied warranties of merchantability or fitness for a specific use, with respect to the product or the information provided herein, except for conformation to contracted specifications. All information appearing herein is based on data obtained from manufacturers and/or recognized technical sources. While the information is believed to be accurate, we make no representations as to its accuracy or sufficiency. Conditions of use are beyond our control, and therefore users are responsible for verifying the data under their own operating conditions to determine whether the product is suitable for their particular purposes and they assume all risks of their use, handling, and disposal of the product. Users also assume all risks in regards to the publication or use of, or reliance upon, information contained herein. Users must have MSDS available in workplace. This information relates only to the product designated herein, and does not relate to its use in combination with any other material or in any other process.

Magnum Low V.O.C. Finish System

Specs

VOC .....<350g/l
Solids.....46%
FlashPoint.....>104°F
Solvent.....Mineral Spirits
Coverage.....500 sq ft/gal
Dry Time .....Overnight
Cure Time.....72 Hours
Shelf Life .....1 Year



NEW FLOOR

1 **Magnum Low VOC - Dry**
2 **Magnum Low VOC - Dry**
3 **Screen Floor. Tack wit**
4 **Paint Game Lines - Dry**
5 **Screen Paint. Tack wit**
6 **Magnum Low VOC - Cu**

GC coordinate color w/LAF

SCREEN & RECOAT

1 **Clean Floor with Tie Ta**
2 **Screen Floor. Tack wit**
3 **Magnum Low VOC - Cu**

POLOPLAZ

Made in the USA

800-421-7319

www.poloplaz.com

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **W2005/POTOMAC YARD E - WEST**
To use the: floor, and /or suite number:
Of the building located at: **3550 S CLARK ST ARLINGTON, VA 22202,**
For the following purpose: **SHELL AND CORE, RETAIL/OFFICE, 222,178 SQ FT, PARKING IS INCLUDED IN 3500 S CLARK ST (672 SPACES).**

Permit Number		**CO0900748**		Date Issued		**10/30/2009**	
Seating Capacity (Zoning)		**0**		Occupant Load		**0**	
Number of Children		**0**		Zoning		**CO1.5**	
Use Group	**M,B**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel. 703-228-3885, Fax. 703-228-3896. www. Arlingtonva.us

ARLINGTON
VIRGINIA

Department of Community Planning, Housing and Development.
Planning Division, Zoning Administration Inspection Services Division

CERTIFICATE OF OCCUPANCY

Permission is herby granted to: **W2005/POTOMAC YARD E - WEST**
To use the: floor, and /or suite number:
Of the building located at: **3500 S CLARK ST ARLINGTON, VA 22202,**
For the following purpose: **SHELL AND CORE, OFFICE/RETIAL SPACE, 519,013 SQ FT, 672 PARKING SPACES.**

Permit Number		**CO0900747**		Date Issued		**12/29/2009**	
Seating Capacity (Zoning)		**0**		Occupant Load		**0**	
Number of Children		**0**		Zoning		**CO1.5**	
Use Group	**B,M**	Const.Type	**1B**	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	**Y**	Sprinkl Req.	**Y**
Site plan Number		**346**		V.U.S.B.C.	**2003**	Fire Alarm	**Y**
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

Authorized by

Shahriar Amiri

Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us

Arlington County Fire Department

Fire Prevention Office
1020 N. Hudson Street
Arlington, VA 22201
Phone: 703-228-4644 Fax: 703-228-7097

Systems Test Violations

Business Name
National Gateway 2
3550 S CLARK ST
Arlington, Virginia 22202

Printed Date: 08/27/2019

General Information

Activity Date:	02/26/19 06:00:00 AM	**Occupancy Type:**	
Activity Number:	ST-9050A-19-0021	**Property Use:**	
Activity Cause:	Alarm Test	**Total Violations:**	2
Status:	Fail	**Corrected Violations:**	0
Hours:	7.5000		

An authorized representative of the Arlington County Fire Marshal has observed the following violations of the Virginia Statewide Fire Prevention Code on your premises.

You are hereby ordered to cause the listed corrective action to be taken before the correction date is due. If you do not understand any part of this notice or feel you cannot comply within the allotted time frame, immediately contact this office. No extension of time shall be granted on or after the date the correction is due. Any violation found to exist, or which has been permitted to reappear, will be deemed as failure to comply with this Notice of Violation. Each day that prohibited conditions are maintained shall constitute a separate offense.

Failure to remedy said violations on or before _____ at _____ shall subject you to the penalties as prescribed by the Virginia State Fire Prevention Code as printed below.

Penalty and continued violation(s) are a Class I misdemeanor in accordance with Section 27 - 100 of the Code of Virginia. Each day that a violation continues, after a service of notice as provided in this code, shall be deemed a separate offense. In accordance with Section 112 of the Virginia Statewide Fire Prevention Code, appeals may be submitted to the Board of Fire Prevention Code Appeals within 14 calendar days of service of this notice. For information on the appeals process please contact the Arlington County Fire Prevention Office at (703) 228 - 4644.

Inspection Detail Not Cited Above

Reference Number: NFPA 72 (2010 Edition) 18.5.2.1 Light, Color, and Pulse Characteristics.

The flash rate shall not exceed two flashes per second (2 Hz) nor be less than one flash every second (1 Hz) throughout the listed voltage range of the appliance.

Comment: REPAIR OR REPLACE THE NON WORKING STROBE IN THE PENTHOUSE ACROSS FROM THE CHILL WATER PUMPS

Reference Number: NFPA 72 (2010 Edition) 18.4.3.1* Public Mode Audible Requirements.

To ensure that audible public mode signals are clearly heard, unless otherwise permitted by 18.4.3.2 through 18.4.3.5, they shall have a sound level at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds, whichever is greater, measured 5 ft (1.5 m) above the floor in the area required to be served by the system using the A-weighted scale (dBA).

Comment: REPAIR OR REPLACE THE NON WORKING SPEAKERS THAT DIDNT OPERATE IN THE POOL AREA

Pre Existing Inspection Details

Comments:

TUESDAY FEBRUARY 26 2019

CENTRAL STATION, AUDIO VISUALS , PLENUM DETECTORS, DUCT DETECTORS AND PULL STATIONS TESTED TOP. 50%

WEDNESDAY FEBRUARY 27 2019

ELEVATORS WERE SCHEDULED TO BE TESTED , HOWEVER, THE TECHNOCIANS DIDNOT ARRIVE. TEST POST PONED UNTIL REINSPECTION DATE.

The next "Systems Test Violations" is due on or before: 2/26/2020

Wanda Short
Arlington County Fire Department

Fire Prevention Office
1020 N. Hudson Street
Arlington, Virginia22201
703-228-0242
wshort@arlingtonva.us