



WESTFIELDS BUSINESS OWNERS ASSOCIATION

PROJECT SUBMITTAL MATERIAL AND PLAN APPROVAL PROCEDURES FOR SUBMISSION TO THE WBOA ARCHITECTURAL REVIEW BOARD (ARB)

Excerpt: Taken from Westfields –The International Corporate Center at Dulles
Declaration of Protective Covenants and Restrictions, January 30, 1988 – Revised June
8, 1999

ARTICLE V

PLAN APPROVAL PROCEDURES

5.01. REQUIRED PROCEDURES. The *Owner* or his designated representative shall be required to present his development proposal to the *Board* in at least two (2) submissions.

5.02. PRELIMINARY SUBMISSION. There shall be a preliminary submission at which time the *Owner* or his designated representative shall submit four (4)* full sets of preliminary plans and specifications at the scale set forth in the *Development Guidelines*, showing or stating at least the following:

- a) Master plan for full development of the *Site*;
- b) *Site* plan and schematic design of area proposed for immediate development showing:
 - 1) location of all structures, easements, street rights-of-way and set-back lines;
 - 2) location of all walks, parking areas, off-street loading areas, driveways and outside storage areas.
 - 3) location of all landscaping features and existing trees to be preserved, and limits of clearing and grading;
 - 4) *Site* coverage data and calculations;
 - 5) parking data and calculations, including base data for projected needs;
 - 6) *Site* drainage plans, data and calculations; and
 - 7) contour grading plan including spot elevations at appropriate locations.
- c) Architectural *Building* elevation drawings of each *Building* face including without limitation materials to be used in their proper locations;
- d) *Building* materials and color information, with samples to be submitted if available;
- e) Description of proposed uses.

Within thirty-one (31) days of the receipt of the preliminary plans and specifications, a meeting shall be held between the *Board* and the *Owner* or his designated representatives and the *Board* shall provide to the *Owner* or his designated representative written comments as to said preliminary plans and specifications for guidance in preparation of the final construction drawings and specifications. Within three business days of receipt of all required plans and specifications, the Board shall so notify the Owner in writing and the aforesaid thirty-one day period shall commence on the date of such notification.

5.03. FINAL SUBMISSION. There shall be a final submission to the *Board* at which time the *Owner* or his designated representative shall submit detailed information in writing regarding the proposed use of the *Lot* or *Site* copies of all applications for permits and any accompanying correspondence, site plans, erosion and sedimentation control plans and other plans to be submitted for governmental approval and four (4)* full sets of final construction drawings and specifications (the "Plans") at the scale set forth in the *Development Guidelines*, showing or stating all aspects of the proposed development, including without limitation the following:

- a) location of all structures, easements, street rights-of-way, and set-back lines;
- b) location of all walks, driveways and curb lines;
- c) layout and location of all parking areas, including location and dimensions of all spaces, circulation aisles, curbs and bumpers;
- d) layout and location of all off-street loading areas;
- e) layout and location of all outside storage areas, including identification and size of the material to be stored and location and dimensions of all fencing and screening;
- f) all landscaping, including location, height, spread, type and number of trees and shrubs and location and type of all ground cover and lawn material, and existing trees and limits of clearing and grading;
- g) location, height, intensity and fixture type of all exterior lighting;
- h) location, size, and type of all pipes, lines, conduits and appurtenant equipment and facilities for the transmission of sanitary sewage, storm water, water, and other utility services;
- i) location, size and type of all fencing;
- j) architectural floor plans, *Building* elevation, wall sections and details of each *Building*;
- k) *Building* material and color information, including samples;
- l) temporary construction sign design
- m) permanent sign design;
- n) *Site* coverage data and calculations;
- o) parking data and calculations, including base data for projected needs;
- p) *Site* drainage data and calculations, including finished contour lines and spot elevations;
- q) description of proposed use; and
- r) such other data as may be specified in the *Development Guidelines*.

5.04. SCALE AND DETAIL. All architectural plans and construction drawings submitted shall be to a scale of not less than one-quarter inch (1/4") equal to one foot (1'); and all site plans submitted shall be to a scale of not less than one inch (1") equal to fifty (50'), unless otherwise specified in the *Development Guidelines*.

PLEASE NOTE:

1. *Changed from original text; commencing 2001, four (4) sets of plans are require instead of three (3).
2. Please read the *Development Guidelines* for any further requirements.
3. New fee schedule for ARB submittals effective March 13, 2002. Please submit payment with plans.



WESTFIELDS THE WESTFIELDS BUSINESS OWNERS ASSOCIATION

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FEE SCHEDULE FOR WBOA AND ARCHITECTURAL REVIEW BOARD (ARB) SUBMISSIONS

THE FOLLOWING FEE SCHEDULE WILL APPLY TO YOUR APPLICATION WHEN IT IS SUBMITTED TO THE WBOA:

<i>PURPOSE</i>	<i>FEE</i>
New Construction or Redevelopment of Site	\$1,200.00
Major Addition or Renovation	750.00
Minor Renovation, Site Lighting Comprehensive Sign Package, Landscaping Plan	350.00
Change of Ownership Requests (Estoppel Letters, etc.)	50.00 – 300.00
Permanent Signage, Communication Equipment, Trash Enclosure, Fence, Awning or Roof-top Equipment	150.00
Temporary Sign, Minor Miscellaneous Items	75.00
<i>Development Guidelines and Declaration of Protective Covenants and Restrictions</i> (each set)	50.00
Other	TBD**

PLEASE MAKE CHECKS PAYABLE TO THE WESTFIELDS BUSINESS OWNERS ASSOCIATION. AT THE TIME OF ARCHITECTURAL REVIEW BOARD APPLICATION, PLEASE SUBMIT FOUR (4) COPIES OF ACCOMPANYING DOCUMENTS AND ONE (1) SET OF MATERIAL SAMPLES.

**Only WBOA costs are reflected in the costs listed. Additional costs (legal, engineering, etc.) will be the responsibility of the applicant.

Physical address for shipping deliveries: 4303 N. 11th Street, Arlington, VA 22201

For information regarding application review scheduling, fee payment or for any other WBOA or ARB inquiry, please call 703-294-4880.