



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Director

FROM: Todd Johnson, Director
Park Operations Division

DATE: March 3, 2016

Agenda

**Park Operations Committee
Wednesday, March 9, 2016 – 5:45 p.m.**

Boardroom – Herrity Building

Chairman: Edward R. Batten, Sr.

Vice Chair: Linwood Gorham

Members: Grace Han Wolf; Frank S. Vajda; Faisal Khan

1. Hollin Hall Park – Mastenbrook Volunteer Matching Fund Grant Request — Fort Hunt Little League – Action* (*This item is also going to the board on March 9.*)
2. Sully Highlands Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Chantilly Youth Association – Action*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

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Board Agenda Item
March 9, 2016

ACTION

Hollin Hall Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Fort Hunt Little League (Mount Vernon District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from Fort Hunt Little League in the amount of \$16,579.87 to renovate the infields on fields 1 and 2 at Hollin Hall Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from Fort Hunt Little League in the amount of \$16,579.87 to renovate the infields on fields 1 and 2 at Hollin Hall Park.

TIMING:

Board action is requested on March 9, 2016, in order to award the grant.

BACKGROUND:

Fort Hunt Little League (FHLL) is requesting grant funds to renovate the infields on field 1 and 2 at Hollin Hall Park in order to improve the drainage and surface conditions of the infields (Attachment 1). As part of the renovation project, the infields will be laser graded to improve drainage and provide a more consistent playing surface, infield mix will be added, and the grass will be replaced with new sod.

To help fund the completion of the improvements, FHLL is requesting \$16,579.87 from the Mastenbrook Volunteer Matching Fund Grant Program (Attachment 2). If approved, the \$16,579.88 contribution of cash from FHLL, along with \$16,579.87 from the Mastenbrook Volunteer Matching Fund Grants Program, will provide the funds sufficient to complete the project. The total project budget is \$33,159.75.

FHLL has been a participant in the Adopt-A-Field program for several years, and over the years has contributed funds towards maintenance and multiple athletic field improvements at Hollin Hall Park as well as other park and school fields. The Park Authority Board Member for the Mount Vernon District supports approval of the grant request. Staff from the Park Operations Division will manage the project which will be completed by next spring. Matching funds are available to complete this project.

Board Agenda Item
March 9, 2016

FISCAL IMPACT:

The estimated total project cost is \$33,159.75. Funds are currently available in the amount of \$16,579.87 in WBS PR-000016, Park Development, in Fund 300-C30400 (370), Park Authority Bond Construction; and \$16,579.88 from FHLL, resulting in the total available funding of \$33,159.75.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$23,757.18.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at Hollin Hall Park

Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request – Fort Hunt Little League

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Johnson, Director, Park Operations Division

Dan Sutherland, Manager, Park Management Branch, Park Operations Division

Janet Burns, Senior Fiscal Manager

Michael P. Baird, Manager, Capital and Fiscal Services



Hollin Hall Park

Project Areas



Mastenbrook Volunteer Matching Fund Grants Program Application Form

PLEASE PRINT. Please provide all information requested. You may attach additional sheets and/or materials to support your request.

1. Grantee Information

Name of Individual or Organization: Fort Hunt Little League

Contact Person: Barry Meuse

Mailing Address: 7808 West Boulevard Drive

Phone: 571 237-5403

Fax: ()

2. Project

Title: Renovate Hollin Hall Baseball Fields #1 & #2

3. Funding Requested

Amount \$ \$16,579.87

(Applicant may request more than one project per fiscal year, the combined total not to exceed \$20,000.)

4. Project Description

Provide a description of your project. (Attach drawings or specification of *materials*/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

Renovate Hollin Hall infields: remove sod, infield mix, soil from area measured from the backstop, along the fencing by 1st and 3rd base lines; include grassy areas of the infield and wings extending to the far side of the arc of the skinned area between 1st and 3rd including home and the mounds; disc 9" and laser-grade new surface; add top soil and hardy Bermuda sod to the grassy areas of the new infield; add new infield mix to home plate, mound and the kinned areas between 1st and 3rd base along the previously defined arc; rebuild the infield mounds and refresh bull pen mounds with new material and groom to proper grade.

-over-

A handwritten signature in black ink, appearing to be "AM", located at the bottom right of the page.

5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

The infield surfaces are compacted, weedy and uneven and the Bermuda sod has reached the end of its useful life most of it having died leaving a weedy and uneven surface unsuitable for play. This proposed renovation will restore the fields to playable status, improve grade and drainage as to make them more quickly available to play after rain and improve the evenness of the surfaces so players will have a better, more even surface to field baseballs and play the game. Our baseball registration is expanding and putting greater demand on our fields; this renovation will restore these fields to more playable condition for the players.

6. Sponsor Commitment

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long-term maintenance of your project after it is completed?

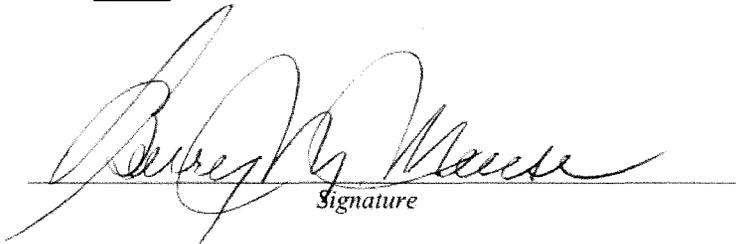
We renovated these fields about 9 years ago and take as good care of them as humanly possible. We also renovated Red Stevens Field at Sandburg MS about 6 years ago which continues in good service. We will document all expenditures and will continue to employ a County-qualified contractor to provide annual agronomic care. I am President of the League and will be responsible for project completion and oversight of care following.

7. Proposed Budget

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds.

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- We understand payment by the Park Authority will occur after we complete the project.
 We must have Park Authority grant funds prior to beginning the project.


Signature

6/30/2015

Date

Premier Sports Fields, LLC

P.O. Box 737
Remington, VA 22734

(540) 439-1850 Fax #(540) 439-0111

Invoice

Date	Invoice #
8/28/2015	8-15-36 A

Bill To
Kim Catanzero - Treasurer Fort Hunt Little League 1017 Priscilla Lane Alexandria, VA 22308

Customer Location
Kim Catanzero - Treasurer Fort Hunt Little League 1017 Priscilla Lane Alexandria, VA 22308

P.O. Number	Terms	Account #	Proposal Date	Project/Location	
	Net 10 days		6/30/2015	Hollin Hall Fields	
Service Type	Qty	U/M	Description	Price Each	Amount
RENOVATION	1		Renovate two infield and wing areas as per contract dated 6-30-15 at Hollin Hall Center	30,000.00	30,000.00T
Irrigation heads	6		Irrigation heads pick up and install new infield irrigation heads and adaptor parts, labor to dig and set (change order).	60.00	360.00T
			Sales Tax	0.00%	0.00
Thank you for your business. We appreciate your prompt payment.				Total Due	\$30,360.00

Federal ID#20-0169447 VA Pesticide Lic.#7578
VA Contractor's Lic.#2705 079447A

Make checks payable to: Premier Sports Fields

Mail Payment to:
Washington First Bank
Account #1530005188
13081 Worldgate Drive
Herndon, VA 20170



HYDRO - TECH IRRIGATION, Co. H

43813 Beaver Meadow Road, Suite 200, Sterling, VA 20166
Phone: 703-263-2266 Fax: 703-263-3323

Invoice
298421

Printed 8/28/2015

Bill To:

Fort Hunt Little League
901 Dalebrook Dr.
Alexandria, VA 22308

Work Location:

Fort Hunt Youth Assoc. -- Hollin Hall
1500 Shenandoah Rd
Alexandria, VA 22308

Purchase Order #

Date: 8/17/2015 **Summary:** AM move heads and repair leaks/rotors as needed.

Description of Work Performed:

Repaired and relocated heads as needed on the left field for the new layout.

Product/Services:

	Price	Qty	Amount
PF05 - 1" - SLIP FITTING	\$6.25	42.00	\$262.50
PP11 - 1" - SCH 21 PIPE	\$1.00	60.00	\$60.00
PF26 - 1" SWING JOINT	\$32.00	5.00	\$160.00
RP05 - 2" SLIP FIX	\$24.50	1.00	\$24.50
FFX Co Hourly Asst. labor Rate 2013	\$30.00	8.00	\$240.00
FFX Co Hourly Tech Rate 2013	\$50.00	8.00	\$400.00
		Subtotal:	\$1,147.00
		Paid:	\$0.00
		Total:	\$1,147.00

Payments by Cash or Check

Due Upon Completion

Credit Cards Accepted with a 3% Convenience Fee

You may call (703) 263-2266 with any questions.
Please Send Payments To:
43813 Beaver Meadow Road, Suite 200
Sterling, VA 20166



HYDRO - TECH IRRIGATION, Co. H

43813 Beaver Meadow Road, Suite 200, Sterling, VA 20166
Phone: 703-263-2266 Fax: 703-263-3323

Invoice
298466

Printed 8/28/2015

Bill To: Fort Hunt Little League 901 Dalebrook Dr. Alexandria, VA 22308	Work Location: Fort Hunt Youth Assoc. -- Hollin Hall 1500 Shenandoah Rd Alexandria, VA 22308
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Purchase Order #
Date: 8/20/2015 Summary: Help Elvis finish this job.

Description of Work Performed: Relocated heads. Set controller to run as per customer.
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Product/Services:	Price	Qty	Amount
PF05 - 1" - SLIP FITTING	\$6.25	27.00	\$168.75
PF26 - 1" SWING JOINT	\$32.00	2.00	\$64.00
PP11 - 1" - SCH 21 PIPE	\$1.00	70.00	\$70.00
FFX Co Hourly Tech Rate 2013	\$50.00	6.00	\$300.00
FFX Co Hourly Tech Rate 2013	\$50.00	21.00	\$1,050.00
		Subtotal:	\$1,652.75
		Paid:	\$0.00
		Total:	\$1,652.75

Payments by Cash or Check	Due Upon Completion
---------------------------	---------------------

Credit Cards Accepted with a 3% Convenience Fee

You may call (703) 263-2266 with any questions.
Please Send Payments To:
43813 Beaver Meadow Road, Suite 200
Sterling, VA 20166

Board Agenda Item
March 23, 2016

ACTION

Sully Highlands Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Chantilly Youth Association (Sully District)

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from Chantilly Youth Association in the amount of \$20,000 to develop restroom, concession, and shelter facility at Sully Highlands Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from Chantilly Youth Association in the amount of \$20,000 to develop restroom, concession, and shelter facility at Sully Highlands Park.

TIMING:

Board action is requested on March 23, 2016, in order to award the grant.

BACKGROUND:

Sully Highlands Park was constructed through development proffers and opened in 2014. Shortly after its opening, the Park Authority partnered with the Chantilly Youth Association (CYA) to develop additional improvements to include a playground and batting cages. CYA is partnering with the Park Authority once again to further improve the park. CYA is requesting grant funds for the construction of a combined restroom, concession, and shelter facility for the park. This improvement will be centrally located (Attachment 1) and will further enhance what is already an outstanding park.

To help fund the completion of the improvement, CYA is requesting \$20,000 from the Mastenbrook Volunteer Matching Fund Grant Program (Attachment 2). If approved, the \$188,059 contribution of cash from CYA, along with \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program, will provide the funds sufficient to complete the project. The total project budget is \$208,059.

CYA has been a participant in the Adopt-A-Field program for several years, and over the years has contributed funds towards maintenance and multiple athletic field improvements at multiple park and school fields.

Board Agenda Item
March 23, 2016

The Park Authority Board Member for the Sully District supports approval of the Grant request. Staff from the Planning and Development Division will manage the project which is scheduled to be completed by the spring of 2016. Matching funds are available to complete this project.

FISCAL IMPACT:

The estimated total project cost is \$208,059. Funds are currently available in the amount of \$20,000 in WBS PR-000016, Park Development, in Fund 300-C30400 (370), Park Authority Bond Construction; and \$188,059 from CYA, resulting in the total available funding of \$208,059.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$3,757.18.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at Sully Highlands Park

Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request –
Chantilly Youth Association

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Johnson, Director, Park Operations Division

Dave Bowden, Director, Planning and Development Division

Dan Sutherland, Manager, Park Management Branch, Park Operations Division

Janet Burns, Senior Fiscal Manager

Michael P. Baird, Manager, Capital and Fiscal Services



Sully Highlands Park

Project Area



Mastenbrook Volunteer Matching Fund Grants Program Application Form

PLEASE PRINT. Please provide all information requested. You may attach additional sheets and/or materials to support your request.

1. Grantee Information

Name of Individual or Organization: Chantilly Youth Association

Contact Person: Ralph Wills

Mailing Address: P.O. Box 220242, Chantilly, VA 20153

Phone: 703-371-6991

Fax: ()

2. Project

Title: President

3. Funding Requested

Amount \$ 20,000

(Applicant may request more than one project per fiscal year, the combined total not to exceed \$20,000.)

4. Project Description

Provide a description of your project. (Attach drawings or specification of *materials*/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

CYA has partnered with the FCPA to provide a Comfort Station at Sully Highlands Park. The Comfort Station has both male and female restrooms, a functional snack bar and a covered picnic area. These improvement will provide permanent restrooms in place of the existing porta jons. The community is extremely supportive of this project. Sully Highlands park has two full sized synthetic turf fields, two 60' baseball diamonds and one 90'baseball diamond. Community use is extremely high and this park is located in a densely populated part of Fairfax County. In 2015, CYA provided funding to install a playground near the new comfort station. CYA has committed \$208,059 to this project. The comfort station was completed in December, 2015.

5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

Sully Highlands is one of the "top shelf" parks recently constructed by a unique partnership with a private developer for public use. CYA has already added funding and constructed a community tot lot for public use. Now the construction has provided permanent restrooms, picnic space and a concession stand to complete the overall community experience while participating in sports activities.

6. Sponsor Commitment

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long-term maintenance of your project after it is completed?

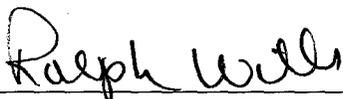
CYA provided \$208,059 in turn key construction of the facility. The project was managed by FCPA. We will continue to support the "Trash Free" initiative. With approval of the grant, CYA will provide an additional \$8k for picnic tables as specified by FCPA.

7. Proposed Budget

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds. See attached schedule for values of \$208,059 in construction.

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- We understand payment by the Park Authority will occur after we complete the project.
 We must have Park Authority grant funds prior to beginning the project.



Signature

2/4/2016

Date

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO (OWNER):
 Chantilly Youth Association
 P.O. Box 220242
 Chantilly, VA 20153

PROJECT:
 Sully Highlands Park Comfort Station
 13808 Wall Road
 Herndon, VA 20171

APPLICATION NO: 6
 JOB NO: 014-21-3
 PERIOD TO: 12/18/15

FROM (CONTRACTOR):
 Olde Red, LLC
 3684 Centerview Drive, Suite 110-C
 Chantilly, Virginia 20151

VIA (ARCHITECT):
 John F. Heltzel
 9389 Forestwood Lane
 Manassas, VA 20110

ARCHITECT'S
 PROJECT NO: John F. Heltzel

CONTRACT FOR:

CONTRACT DATE: 12/11/2014

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		TOTAL		
Approved this Month				
No.	Date Approved			
1		\$900.00		
2		\$3,450.00		
3		\$2,500.00		
4		\$1,400.00		
5		\$155.00		
TOTALS			\$8,405.00	\$0.00
Net change by Change Orders			\$8,405.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certified to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM	\$	199,654.00
2. Net change by Change Orders	\$	8,405.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$	208,059.00
4. TOTAL COMPLETED & STORED TO DATE	\$	208,059.00
(Column G on G703)		
5. RETAINAGE:		
a. 10 % of Completed Work	\$	0.00
(Column D + E on G703)		
b. ____ % of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Line 5a + 5B or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	208,059.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	201,078.90
8. CURRENT PAYMENT DUE	\$	6,980.10
9. BALANCE TO FINISH PLUS RETAINAGE	\$	0.00
(Line 3 less Line 6)		

State of: Virginia County of: Fairfax
 Subscribed and sworn to before me this _____ day of _____, 2015

Notary Public:
 My Commission expires:

AMOUNT CERTIFIED \$ _____

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **6**

APPLICATION DATE: **18-Dec-15**

PERIOD TO: **18-Dec-15**

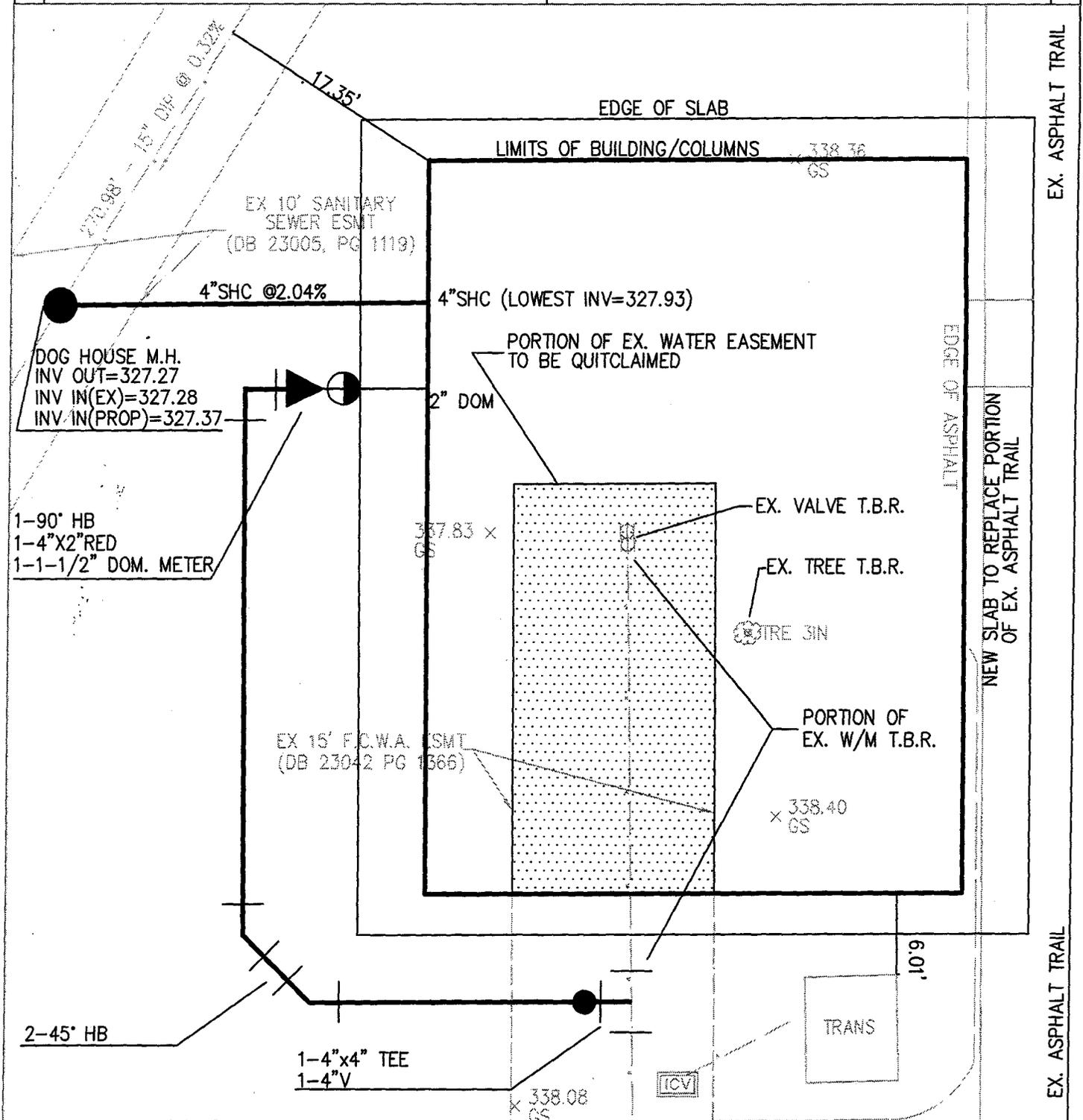
ARCHITECT'S PROJECT NO:

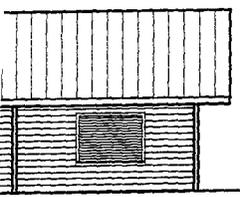
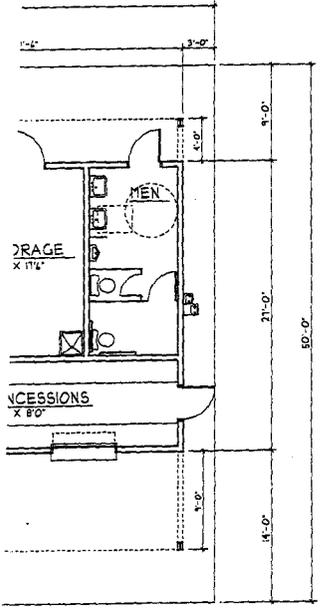
A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE 0%
			PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
1	Design	18,300.00	18,300.00	0.00	0.00	18,300.00	100%	0.00	0.00
3	Concrete	19,920.00	19,920.00	0.00	0.00	19,920.00	100%	0.00	0.00
5	Metals	352.00	352.00	0.00	0.00	352.00	100%	0.00	0.00
6	Carpentry	11,934.00	11,337.30	596.70	0.00	11,934.00	100%	0.00	0.00
8	Doors, Frames & Hardware	8,334.00	7,917.30	416.70	0.00	8,334.00	100%	0.00	0.00
9	Finishes	11,605.00	11,024.75	580.25	0.00	11,605.00	100%	0.00	0.00
10	Specialties	781.00	781.00	0.00	0.00	781.00	100%	0.00	0.00
13	Pre-Engineered Structure	48,827.00	48,827.00	0.00	0.00	48,827.00	100%	0.00	0.00
15	Mechanical	18,100.00	18,100.00	0.00	0.00	18,100.00	100%	0.00	0.00
16	Electrical	11,225.00	10,663.75	561.25	0.00	11,225.00	100%	0.00	0.00
18	General Conditions	30,767.00	29,228.65	1,538.35	0.00	30,767.00	100%	0.00	0.00
19	Permit, Tax and Insurance:	4,752.00	4,752.00	0.00	0.00	4,752.00	100%	0.00	0.00
20	Contractor Fee:	14,757.00	14,019.15	737.85	0.00	14,757.00	100%	0.00	0.00
21	CHANGE ORDERS								
22	Plumbing to Sanitary Sewer Line and Domestic Water Service Storage Double Wall to conceal toilet carries.	*** To be paid by Fairfax County Park Authority ***							
23	Furnish and Install power feed Conduits for Power Company.	900.00	0.00	900.00	0.00	900.00	100%	0.00	0.00
24	Add of Heating (Heaters and Insulation).	3,450.00	0.00	3,450.00	0.00	3,450.00	100%	0.00	0.00
25	Electrical Locks Power Feeds not indicated in drawings.	2,500.00	0.00	2,500.00	0.00	2,500.00	100%	0.00	0.00
26	Architectural consulting fee for reduction of Water Meter size.	1,400.00	0.00	1,400.00	0.00	1,400.00	100%	0.00	0.00
27		155.00	0.00	155.00	0.00	155.00	100%	0.00	0.00
28									
29	CREDIT for additional payment of +\$5,856 to be included in LINE 7 of G702								
30									
GRAND TOTAL		208,059.00	195,222.90	12,836.10	0.00	208,059.00	100%	0.00	0.00



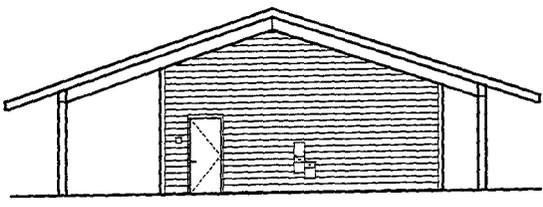
1" = 10'

TIMBER RIDGE @ DISCOVERY SQUARE BALL FIELD PLAN CONCESSIONS/COMFORT STATION BUILDING LOCATION AND UTILITIES LAYOUT SKETCH



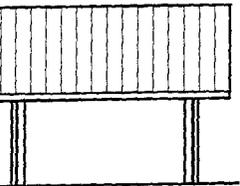


ELEVATION



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



ELEVATION

COPYRIGHT JOHN F. HELTZEL AIA

John F. Heltzel
AIA

9389 FORESTWOOD LANE
MANASSAS, VIRGINIA 20110
PHONE 703-330-6170
FAX 703-361-8671
WWW.HELTELIA.COM

WALL PARK ROAD COMFORT STATION

FLOOR PLAN & ELEVATIONS

11/21/2014
PRELIMINARY DESIGN

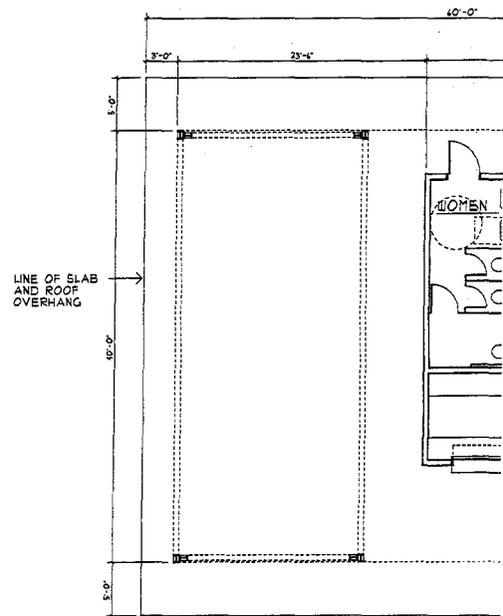
SHEET

A1.1

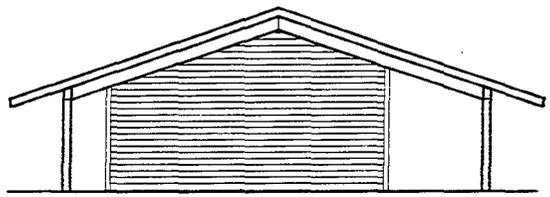
OF X SHEETS

NOT FOR CONSTRUCTION

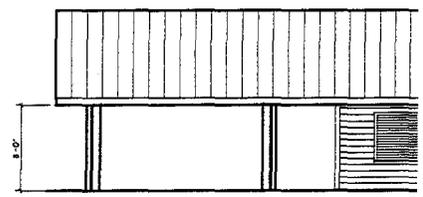
C:\Users\Kevyn\Desktop\MA - K11 Projects\11\011s RED\High Park Rd. Comfort Station\01s RED\High Park Rd. Comfort Station\Drawings\DR-11a11 Park Rest.doc
11/21/2014



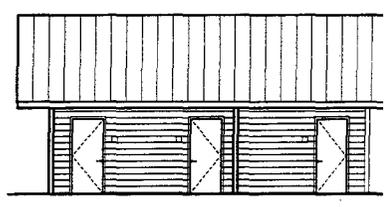
FLOOR PLAN
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEV
SCALE 1/8" = 1'-0"



REAR ELEV
SCALE 1/8" = 1'-0"