



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2701 Cameron Mills Road

TAX MAP REFERENCE: 023.04-10-01, 02, 03 **ZONE:** R-8

APPLICANT:

Name: Westminster Presbyterian Church of Alexandria, Inc.

Address: 2701 Cameron Mills Road

PROPOSED USE: Lot modifications for Existing Church with proposed Columbarium Cemetery Fence greater than 4FT in height

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Lavinia Davis-Laux
 Print Name of Applicant or Agent
2701 Cameron Mills Road
 Mailing/Street Address
Alexandria, VA 22302
 City and State Zip Code

01/09/2025
 Signature Date
██████████ n/a
 Telephone # Fax #
██
 Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2701 Cameron Mills Road, I hereby
(Property Address)
grant the applicant authorization to apply for the Cemetery Columbarium Fence use as
(use)
described in this application.

Name: Lavinia Davis-Laux

Phone: [REDACTED] ext. 110

Please Print

Address: 2701 Cameron Mills Road

Email: [REDACTED]

Signature: 

Date: 01/09/2025

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Westminster Presbyterian Church of Alexandria, Inc.

2701 Cameron Mills Road

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Westminster Presbyterian Church of Alexandria, Inc	2701 Cameron Mills Road	100%
2. Lavinia Davis-Laux	2701 Cameron Mills Road	Director of Finance & Administration
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ 2701 Cameron Mills Road _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Westminster Presbyterian Church of Alexandria, Inc.	2701 Cameron Mills Road	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Westminster Presbyterian Church of Alexandria, Inc.	None	None
2. Lavinia Davis-Laux	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

01/09/2025

Lavinia Davis-Laux

Date

Printed Name


 Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical number for a columbarium style cemetery with approximately 200 niches.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Typical management for church grounds including church clergy personnel

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

7

Hours:

24

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical for conventional mechanical equipment and visitors to a cemetery

B. How will the noise be controlled?

City noise ordinance and building management

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Typical cemetery and church trash

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for cemetery and church use

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

Building management

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Building maintenance and cleaning supplies typical for a church or cemetery use.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Building lighting and building management staff. Traditional door locks for the church.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

118 Standard spaces
 Compact spaces
6 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is adequate and no new public improvements are required

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No Along the exterior wall of the existing building

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total) No floor area is proposed with the SUP cemetery use

19. The proposed use is located in: *(check one)*

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Along the southern wall of the existing church on the exterior of the building.

End of Application



Department of Planning & Zoning
Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

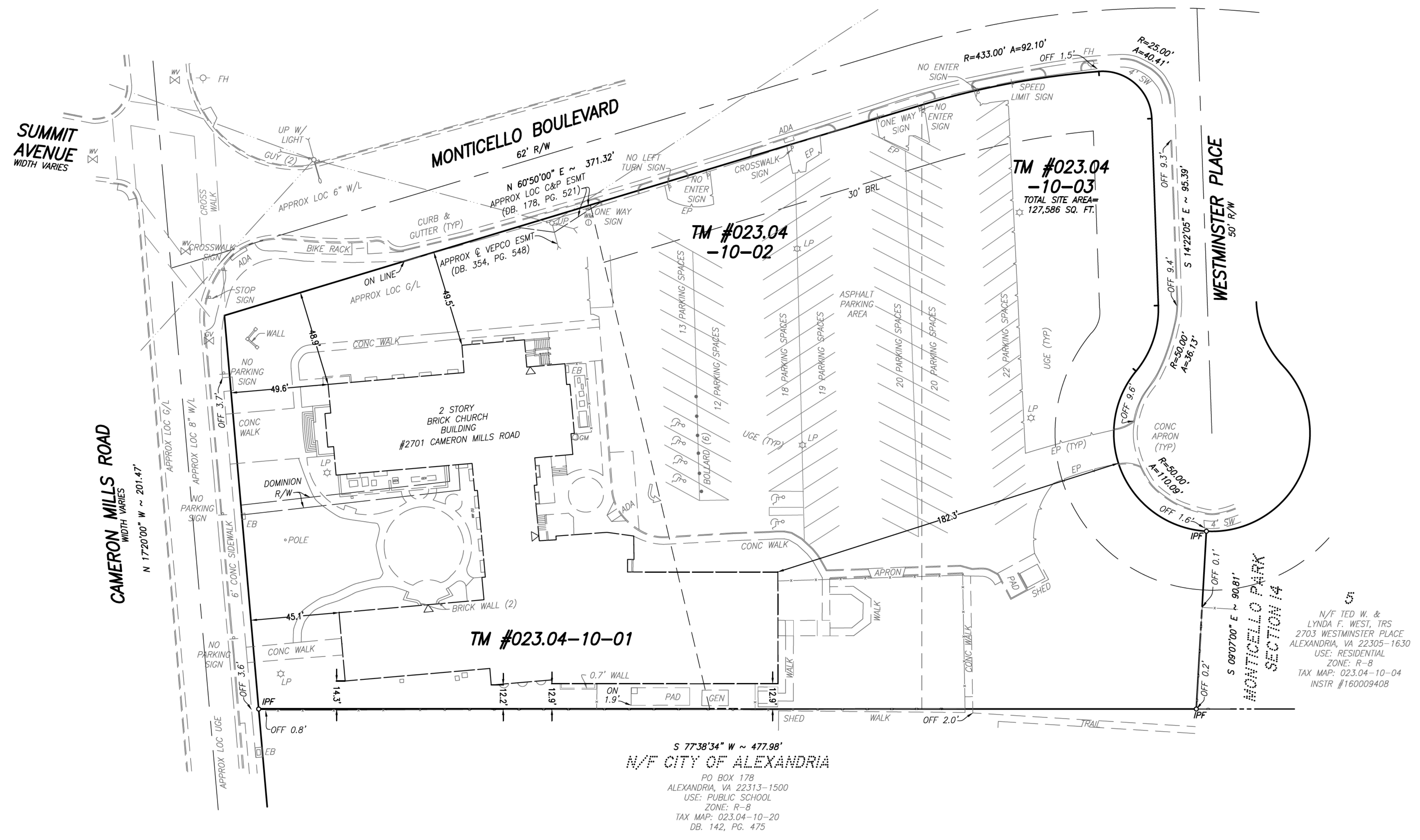
Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets

SETBACK TABULATION

BUILDING SIDE	APPROX BLD HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT (CAMERON MILLS RD)	-	MIN. 30.0'	30.0'	45.1'
FRONT (MONTICELLO BLVD)	-	MIN. 30.0'	30.0'	48.9'
FRONT (WESTMINSTER PL)	-	MIN. 30.0'	30.0'	182.3'
SIDE (SOUTH)	30.0'	1:1, MIN. 25.0'	30.0'	12.2'*

PROPERTY ZONED R-8
 *SETBACK MODIFICATION REQUIRED



SPECIAL USE PERMIT
WESTMINSTER PRESBYTERIAN CHURCH
 2701 CAMERON MILLS ROAD
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: TJD
 CHECKED: TJD
 SCALE: 1"=20'
 DATE: DEC 2024

EXISTING CONDITIONS

SHEET 1 OF 2
 FILE: 24-133

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 EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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S 77°38'34" W ~ 477.98'
 N/F CITY OF ALEXANDRIA
 PO BOX 178
 ALEXANDRIA, VA 22313-1500
 USE: PUBLIC SCHOOL
 ZONE: R-8
 TAX MAP: 023.04-10-20
 DB. 142, PG. 475

N/F TED W. &
 LYNDY F. WEST, TRS
 2703 WESTMINSTER PLACE
 ALEXANDRIA, VA 22305-1630
 USE: RESIDENTIAL
 ZONE: R-8
 TAX MAP: 023.04-10-04
 INSTR #160009408

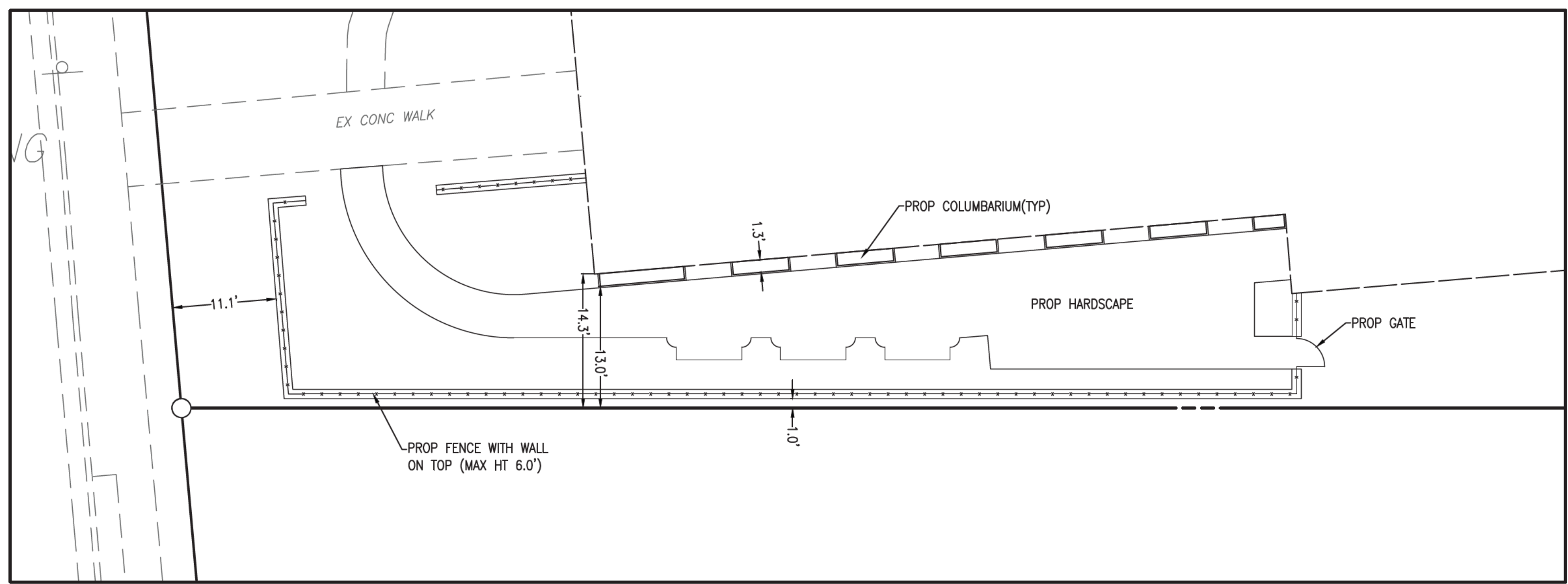
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 2701 CAMERON MILLS ROAD
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

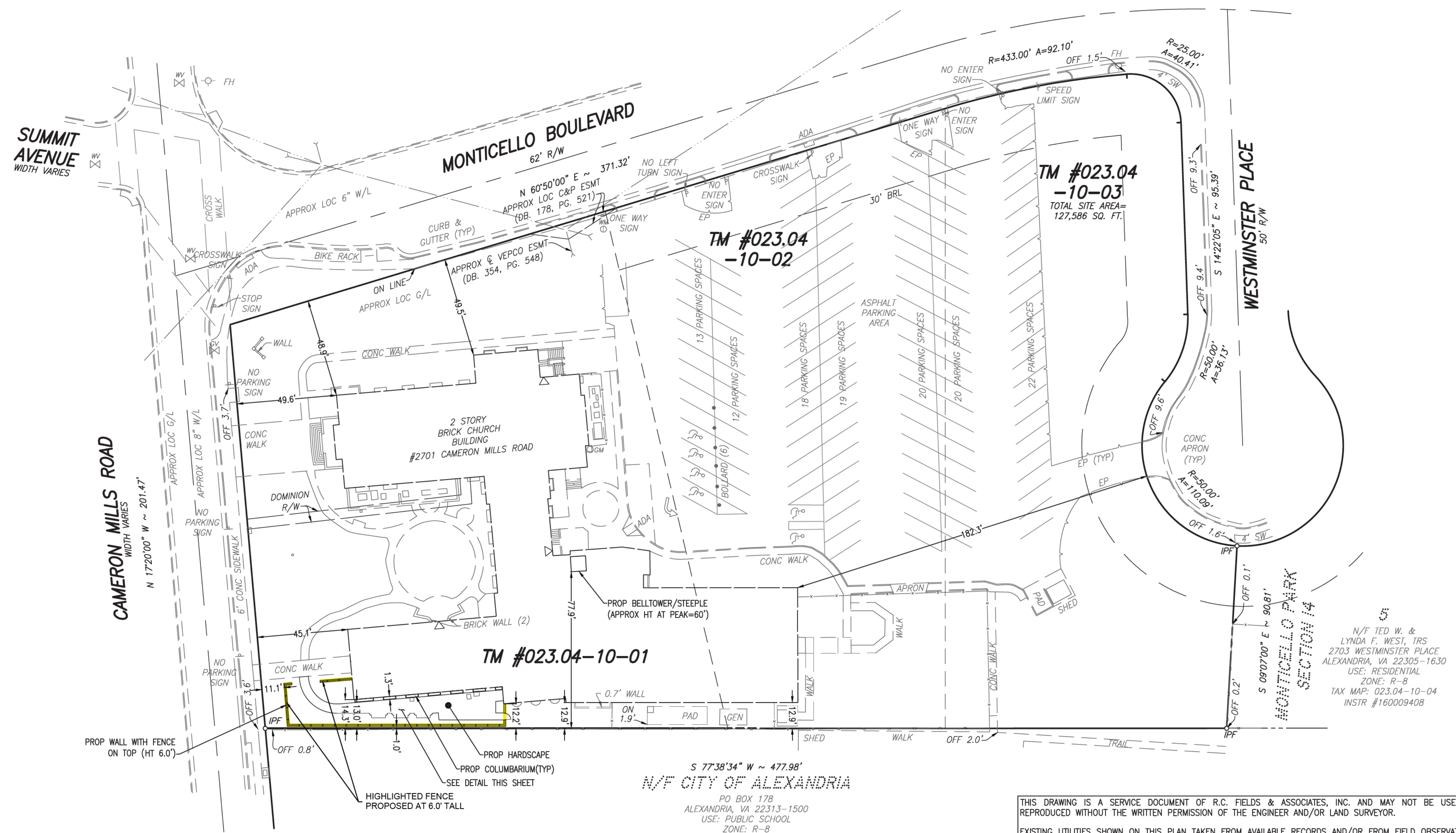
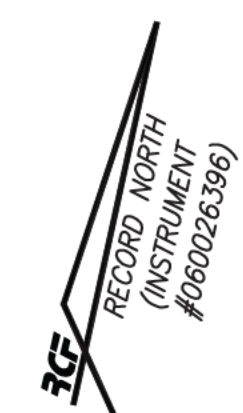
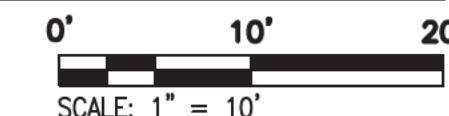
DESIGN: TJD
 CHECKED: TJD
 SCALE: 1"=30'
 DATE: DEC 2024

PROPOSED CONDITIONS

SHEET **2** OF **2**
 FILE: **24-133**



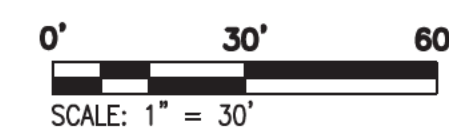
PROPOSED CONDITION DETAIL
 SCALE: 1" = 10'



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 Wed, Dec 04, 2024 - 9:24:25am

NOT FOR CONSTRUCTION

GENERAL NOTES

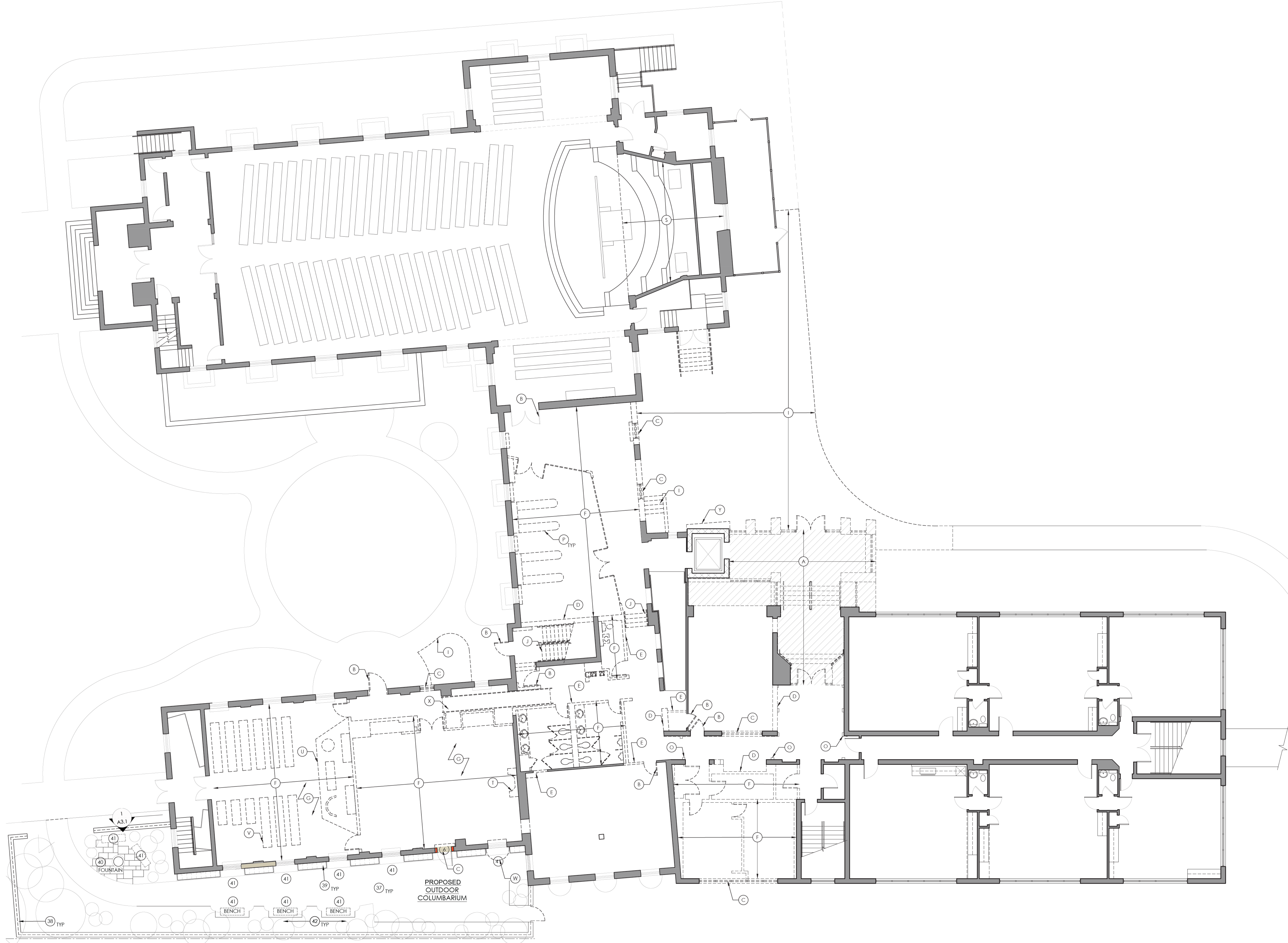
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL DEMOLITION NOTES

1. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES AS REQUIRED by SCOPE of DEMOLITION.
2. REFER TO MECHANICAL, ELECTRICAL and PLUMBING DRAWINGS for ADDITIONAL MEP DEMOLITION SCOPE. INFORMATION SHOWN on THE ARCHITECTURAL DRAWINGS RELATIVE TO MEP SCOPE IS for GENERAL REFERENCE ONLY.
3. CONTRACTOR IS RESPONSIBLE for ALL NECESSARY SHORING, TEMPORARY SUPPORT and PROTECTIONS REQUIRED for THE IDENTIFIED SCOPE of DEMOLITION WORK.
4. REMOVAL of EXISTING FINISHES SHALL BE AS REQUIRED by THE SCOPE of WORK OUTLINED on THE NEW WORK DRAWINGS.
5. ADDITIONAL CUTTING and PATCHING of FINISHES WILL BE REQUIRED BASED on THE SCOPE of STRUCTURAL and MEP WORK. CONTRACTOR SHALL COORDINATE CUTTING and PATCHING BASED on STRUCTURAL and MEP REQUIREMENTS. PATCHING of FINISHES SHALL MATCH ADJACENT EXISTING to REMAIN MATERIALS UNLESS OTHERWISE NOTED.

DEMOLITION KEYNOTES

- A. REMOVE EXISTING CONSTRUCTION IN ITS ENTIRETY, INCLUDING ALL DOORS, WINDOWS, FLOOR and ROOF FRAMING and ASSOCIATED FOUNDATIONS. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES. OWNER to IDENTIFY ANY ITEMS FOR SALVAGE PRIOR to START of DEMOLITION.
- B. REMOVE EXISTING DOOR(S), FRAMES, HARDWARE and ASSOCIATED CASING in THEIR ENTIRETY.
- C. REMOVE EXISTING WINDOW FRAME and ASSOCIATED CASINGS, TRIM and SILL.
- D. REMOVE PORTION of EXISTING CMU WALLS AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL and STRUCTURAL DRAWINGS.
- E. REMOVE EXISTING FRAME WALLS as INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- F. REMOVE EXISTING BUILDING CONSTRUCTION INCLUDING INTERIOR WALLS, CEILINGS, DOORS, WINDOWS, FLOORING, FIXTURES, EQUIPMENT, and FINISHES THROUGHOUT AS INDICATED, UNLESS NOTED OTHERWISE. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL DRAWINGS.
- G. EXISTING CEILING to REMAIN.
- H. REMOVE PORTION of EXISTING FOUNDATION WALLS, FOOTINGS and FLOOR SLAB as REQUIRED by NEW WORK.
- I. REMOVE EXISTING STEPS, CONCRETE SLAB, WALKWAYS, ETC. FINAL SCOPE of REMOVAL to be COORDINATED w CIVIL CONSULTANT.
- J. REMOVE EXISTING STAIR in ITS ENTIRETY.
- K. REMOVE PORTION of EXISTING CONCRETE FLOOR SLAB as REQUIRED by NEW WORK.
- L. REMOVE PORTION of EXISTING ROOF AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- M. SAW-CUT AREA of EXISTING SLAB TO ACCESS SANITARY as NECESSARY.
- N. SAW-CUT SLAB FOR COLUMN FOUNDATIONS TO CARRY NEW LINTELS, TYP.
- O. REMOVE EXISTING DOOR JAMB, TYP.
- P. REMOVE EXISTING CASEWORK in ITS ENTIRETY.
- Q. REMOVE PORTION of EXISTING SIDEWALK and PAVING, COORDINATE w/ CIVIL DRAWINGS.
- R. REMOVE EXISTING STAIR FOUNDATIONS.
- S. INCIDENTAL WALL and CEILING DEMOLITION THIS AREA to be FINALIZED DURING NEXT PHASE w/ ORGAN and ACOUSTIC CONSULTANTS.
- T. REMOVE EXISTING FIREPLACE.
- U. REMOVE EXISTING CHANCEL PLATFORM and FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- V. REMOVE EXISTING PEWS and CHANCEL FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- W. REMOVE EXISTING WINDOW WELL.
- X. REMOVE EXISTING RAMP.
- Y. REMOVE EXISTING EXTERIOR CLADDING.



Revisions:	No.:	Date:	Status:
2024-11-18	As Noted		
	Drawn:	LJM/JDK	
	Checked:	JDK	
			Status: SCHEMATIC DESIGN

Renovation and Addition to
Westminster Presbyterian Church
 2701 Cameron Mills Road, Alexandria, Virginia, 22302
JOHN MILNER ARCHITECTS, INC.
 104 Lakeview Drive, Chadds Ford, Pennsylvania, 19317 610-388-0111

SECOND FLOOR DEMOLITION PLAN

D1.1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

NOT FOR CONSTRUCTION

GENERAL NOTES

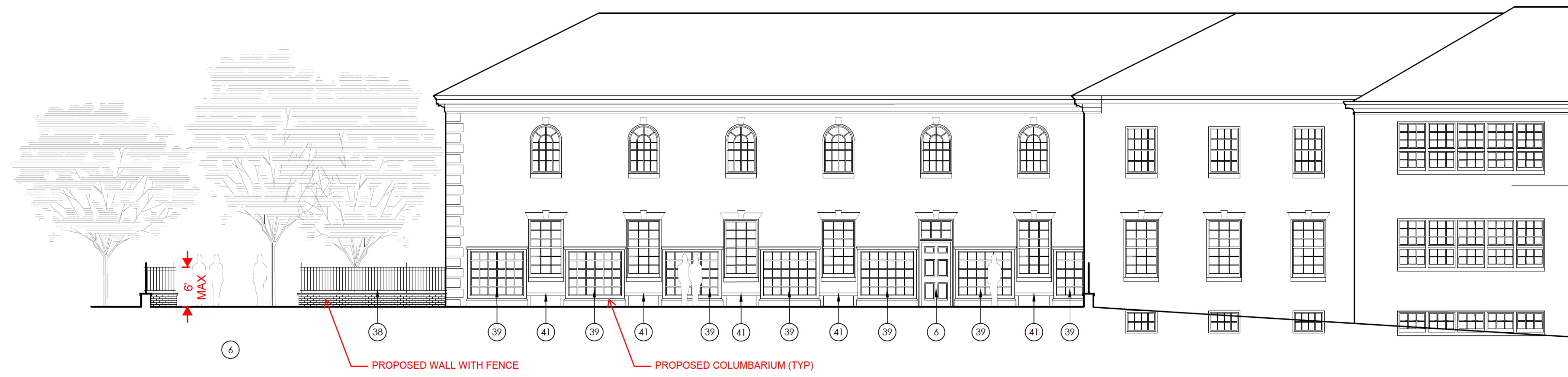
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2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL NEW WORK NOTES

1. REFER TO STRUCTURAL and MEP DRAWINGS for ADDITIONAL SCOPE.
2. SITE WORK SHOWN on THE ARCHITECTURAL DRAWINGS IS for GENERAL COORDINATION PURPOSES ONLY. SITE RELATED SCOPE of WORK to be DEVELOPED by CIVIL CONSULTANT DURING NEXT PHASE of WORK.

NEW WORK KEY NOTES

1. NEW FINISHES (FLOORING, PAINT, CEILINGS) and LIGHTING THROUGHOUT. TYPICAL of SPACE INDICATED.
2. NEW FOLDING ACOUSTICAL PARTITION.
3. NEW WINDOW w/ INFILL CMU BELOW. PROVIDE NEW CONC. FLOOR SLAB at LOCATIONS of EXISTING SLAB REMOVAL. PROVIDE 1 HR FIRE-RATED WINDOWS in EDUCATION WING (NON-SPRINKLERED).
4. NEW CASEWORK.
5. NEW / INFILL WALL to MATCH EXIST. TYPICAL WHERE INDICATED by HATCH.
6. NEW DOOR. PROVIDE FIRE RATINGS at NEW FIRE BARRIER.
7. NEW ELECTRONIC ACCESS CONTROL of DOOR. TYPICAL of FIRST FLOOR PRE-SCHOOL ENTRY and FIRST and SECOND FLOOR EDUCATION CORRIDORS.
8. NEW EXTERIOR WINDOW in CONFIGURATION to MATCH EXISTING.
9. NEW FINISHES, FIXTURES and LIGHTING THROUGHOUT. ASSUME CERAMIC TILE FLOORING and WAINSCOT, PAINTED METAL TOILET PARTITIONS (WHERE APPLICABLE), STAINLESS STEEL RESTROOM ACCESSORIES and SOLID SURFACE COUNTERTOPS. TYPICAL of NEW RESTROOMS.
10. NEW ROD and SHELF. TYPICAL.
11. NEW CONCRETE FLOOR SLAB. TYPICAL THROUGHOUT AREAS INDICATED for SLAB REMOVAL and AS REQUIRED for STRUCTURAL and MEP SCOPES.
12. NEW GATE at EAST END of PLAYGROUND. NOT SHOWN.
13. NEW OPEN STAIR.
14. NEW RAMPED FLOOR for ACCESSIBLE ACCESS to MUSIC SPACE.
15. NEW ENTRY PORTICO.
16. 2 HR FIRE RATED BARRIER
17. NEW KITCHEN CABINETRY, APPLIANCE and FIXTURES as INDICATED.
18. NEW INTERIOR STEPS and RAILINGS
19. NEW INTERIOR RAMP and RAILINGS
20. NEW MOVEABLE CHANCEL PLATFORM.
21. NEW GAS FIREPLACE.
22. NEW LIBRARY SHELVING at PERIMETER.
23. NEW DRINKING FOUNTAIN.
24. EXISTING ELEVATOR REFURNISHED to ACCOMMODATE ADJUSTED LOBBY ENTRANCE.
25. NEW ANTI-PHONAL ORGAN CHAMBERS. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
26. NEW HARD SURFACE FLOORING THROUGHOUT. TYPICAL.
27. NEW PEW CUSHIONS. TYPICAL THROUGHOUT.
28. NEW EXTERIOR ACOUSTICAL STORM WINDOW.
29. NEW ACOUSTICAL LINER PANELS of INTERIOR of MECHANICAL ENCLOSURE.
30. NEW SOUND REFLECTING PANELS AT NORTH AND SOUTH TRANSEPT WALLS. DESIGN to be FINALIZED w/ ACOUSTICAL CONSULTANT.
31. RECONFIGURE ORGAN LOFT and CHOR SIDE WALLS AS REQUIRED to ACCOMMODATE NEW ORGAN INSTALLATION. GENERALLY TYPICAL of HATCHED AREA. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
32. NEW CEILING INFILL AT COFFERS. TYPICAL of AREA ABOVE CHANCEL.
33. NEW EXTERIOR STEPS and RAILINGS.
34. NEW EXTERIOR RAMP and RAILINGS.
35. NEW SIDEWALK and CURBING to be FINALIZED w/ CIVIL.
36. NEW TERRACE w/ PAVERS over COMPACTED FILL.
37. BRICK PAVERS of NEW COLUMBARIUM.
38. LOW BRICK RETAINING WALL w/ IRON FENCING.
39. MASONRY PLINTH w/ BRONZE COLUMBARIUM NICHES.
40. NEW FOUNTAIN.
41. NEW BENCHES.
42. PERIMETER LANDSCAPING by OTHERS.
43. NEW FLAT EPDM ROOF over TAPERED INSULATION.
44. NEW SLOPED ASPHALT SHINGLE ROOF.
45. NEW ROOF ACCESS STEPS.
46. NEW BELL TOWER EXTENSION of EXISTING ELEVATOR TOWER. PVC MILLWORK to be DEVELOPED FURTHER DURING NEXT DESIGN PHASE.
47. BRICK VENEER over CMU STRUCTURAL WALL. TYPICAL of ADDITION.
48. COPPER GUTTERS and DOWNSPOUTS.



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Revisions:	Date:	Status:
No.:		
2024-11-18	As Noted	
Scale:	Drawn:	Checked:
	LJM/JDK	JDK
		Status: SCHEMATIC DESIGN

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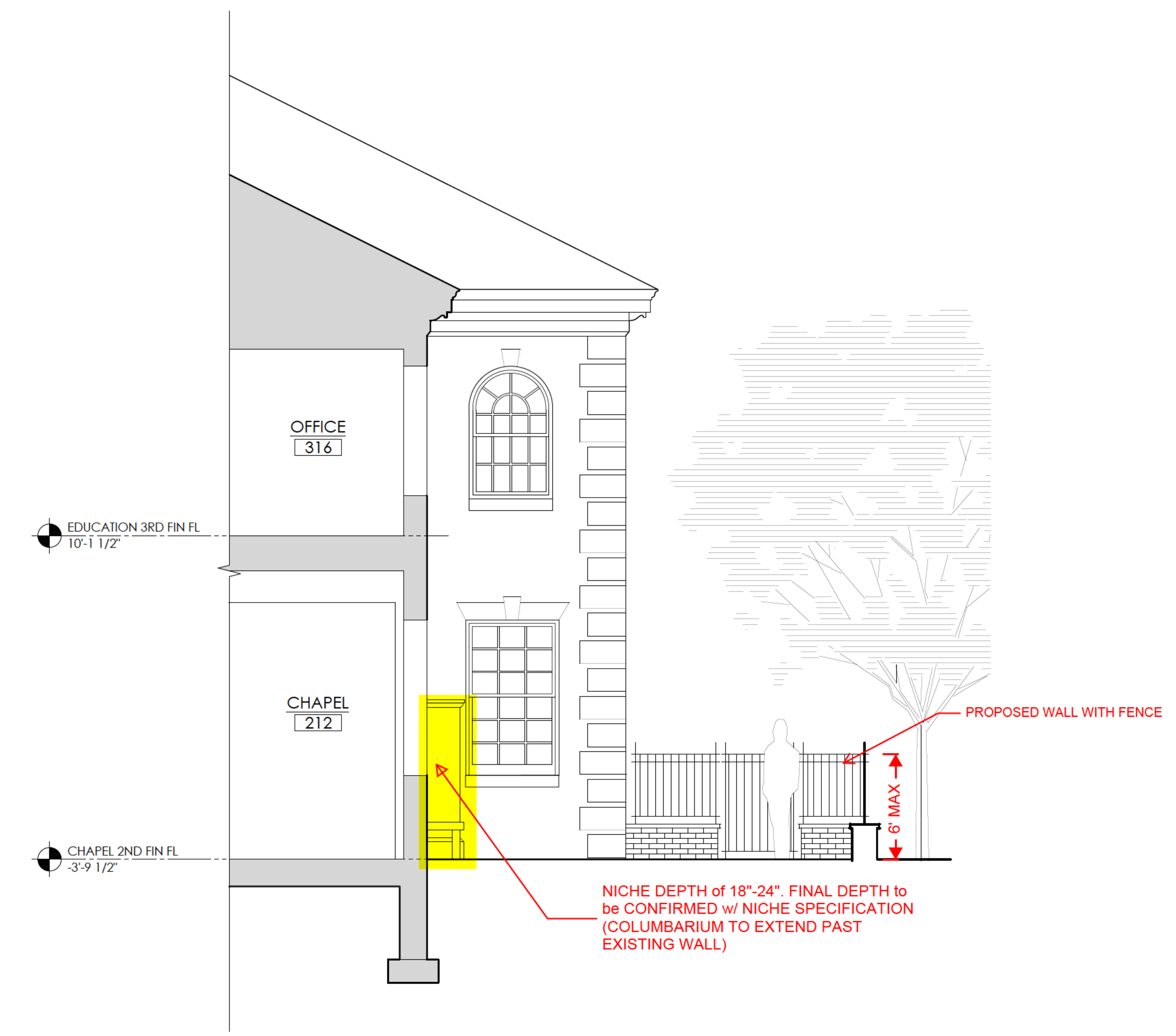
ELEVATION

A2.1

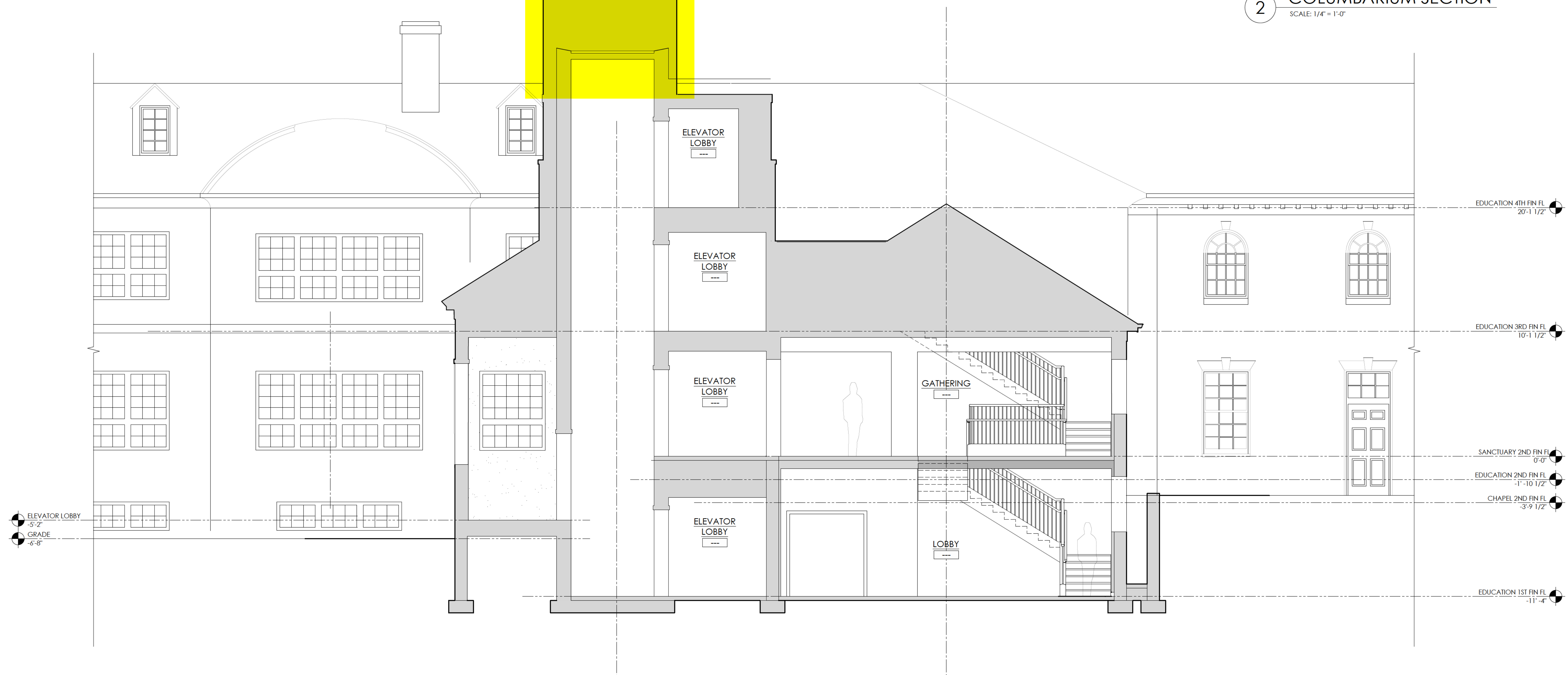
- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
 2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

NOT FOR CONSTRUCTION

Revisions:	No.:	Date:	Status:
2024-11-18	As Noted		
Date:	Scale:	Drawn:	Checked:
		LJM/JDK	JDK
Status: SCHEMATIC DESIGN			



2 COLUMBARIUM SECTION
SCALE: 1/4" = 1'-0"



1 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

Renovation and Addition to
Westminster Presbyterian Church
 2701 Cameron Mills Road, Alexandria, Virginia, 22302
JOHN MILNER ARCHITECTS, INC.
 104 Lakeside Drive, Chadds Ford, Pennsylvania, 19317 610-388-0111

ELEVATOR SECTION

A3.2

NOT FOR CONSTRUCTION

GENERAL NOTES

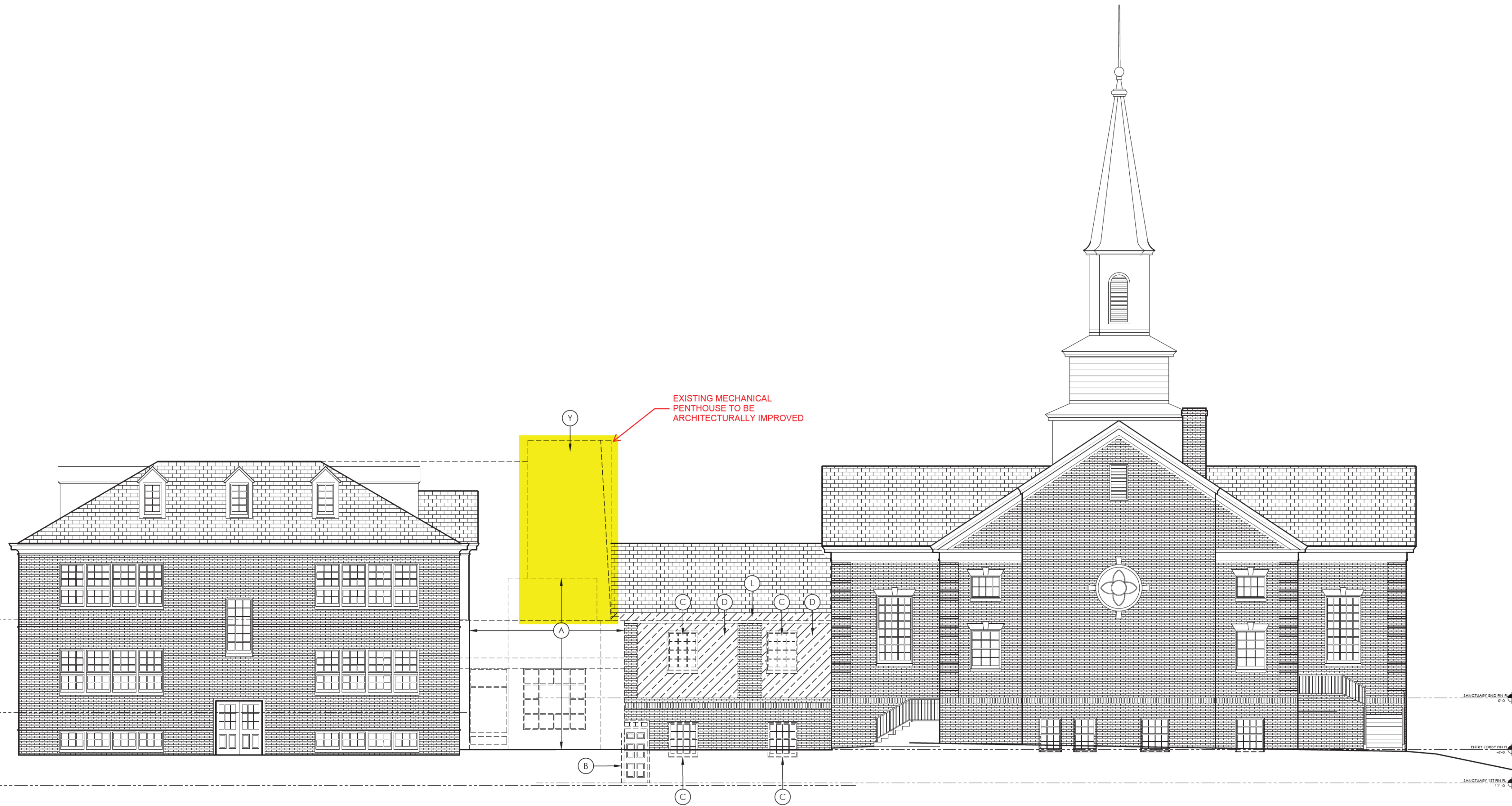
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL DEMOLITION NOTES

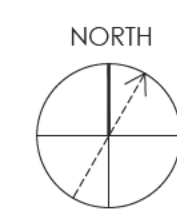
1. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES AS REQUIRED by SCOPE of DEMOLITION.
2. REFER TO MECHANICAL, ELECTRICAL and PLUMBING DRAWINGS for ADDITIONAL MEP DEMOLITION SCOPE, INFORMATION SHOWN on THE ARCHITECTURAL DRAWINGS RELATIVE TO MEP SCOPE IS for GENERAL REFERENCE ONLY.
3. CONTRACTOR IS RESPONSIBLE for ALL NECESSARY SHORING, TEMPORARY SUPPORT and PROTECTIONS REQUIRED for THE IDENTIFIED SCOPE of DEMOLITION WORK.
4. REMOVAL of EXISTING FINISHES SHALL BE AS REQUIRED by THE SCOPE of WORK OUTLINED on THE NEW WORK DRAWINGS.
5. ADDITIONAL CUTTING and PATCHING of FINISHES WILL BE REQUIRED BASED on THE SCOPE of STRUCTURAL and MEP WORK. CONTRACTOR SHALL COORDINATE CUTTING and PATCHING BASED on STRUCTURAL and MEP REQUIREMENTS. PATCHING of FINISHES SHALL MATCH ADJACENT EXISTING to REMAIN MATERIALS UNLESS OTHERWISE NOTED.

DEMOLITION KEYNOTES

- A. REMOVE EXISTING CONSTRUCTION IN ITS ENTIRETY, INCLUDING ALL DOORS, WINDOWS, FLOOR and ROOF FRAMING and ASSOCIATED FOUNDATIONS. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES. OWNER to IDENTIFY ANY ITEMS FOR SALVAGE PRIOR to START of DEMOLITION.
- B. REMOVE EXISTING DOOR(S), FRAMES, HARDWARE and ASSOCIATED CASING in THEIR ENTIRETY.
- C. REMOVE EXISTING WINDOW FRAME and ASSOCIATED CASINGS, TRIM and SILL.
- D. REMOVE PORTION of EXISTING CMU WALLS AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL and STRUCTURAL DRAWINGS.
- E. REMOVE EXISTING FRAME WALLS as INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- F. REMOVE EXISTING BUILDING CONSTRUCTION INCLUDING INTERIOR WALLS, CEILINGS, DOORS, WINDOWS, FLOORING, FIXTURES, EQUIPMENT, and FINISHES THROUGHOUT AS INDICATED, UNLESS NOTED OTHERWISE. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL DRAWINGS.
- G. EXISTING CEILING to REMAIN.
- H. REMOVE PORTION of EXISTING FOUNDATION WALLS, FOOTINGS and FLOOR SLAB as REQUIRED by NEW WORK.
- I. REMOVE EXISTING STEPS, CONCRETE SLAB, WALKWAYS, ETC. FINAL SCOPE of REMOVAL to be COORDINATED w/ CIVIL CONSULTANT.
- J. REMOVE EXISTING STAIR in ITS ENTIRETY.
- K. REMOVE PORTION of EXISTING CONCRETE FLOOR SLAB as REQUIRED by NEW WORK.
- L. REMOVE PORTION of EXISTING ROOF AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- M. SAW-CUT AREA of EXISTING SLAB TO ACCESS SANITARY as NECESSARY.
- N. SAW-CUT SLAB FOR COLUMN FOUNDATIONS TO CARRY NEW LINTELS, TYP.
- O. REMOVE EXISTING DOOR JAMB, TYP.
- P. REMOVE EXISTING CASEWORK in ITS ENTIRETY.
- Q. REMOVE PORTION of EXISTING SIDEWALK and PAVING, COORDINATE w/ CIVIL DRAWINGS.
- R. REMOVE EXISTING STAIR FOUNDATIONS.
- S. INCIDENTAL WALL and CEILING DEMOLITION THIS AREA to be FINALIZED DURING NEXT PHASE w/ ORGAN and ACOUSTIC CONSULTANTS.
- T. REMOVE EXISTING FIREPLACE.
- U. REMOVE EXISTING CHANCEL PLATFORM and FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- V. REMOVE EXISTING PEWS AND CHANCEL FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- W. REMOVE EXISTING WINDOW WELL.
- X. REMOVE EXISTING RAMP.
- Y. REMOVE EXISTING EXTERIOR CLADDING.



1 EAST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



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EAST DEMOLITION ELEVATION

D2.0

NOT FOR CONSTRUCTION

GENERAL NOTES

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2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL NEW WORK NOTES

1. REFER TO STRUCTURAL and MEP DRAWINGS for ADDITIONAL SCOPE.
2. SITE WORK SHOWN on THE ARCHITECTURAL DRAWINGS IS for GENERAL COORDINATION PURPOSES ONLY. SITE RELATED SCOPE of WORK to be DEVELOPED by CIVIL CONSULTANT DURING NEXT PHASE of WORK.

NEW WORK KEY NOTES

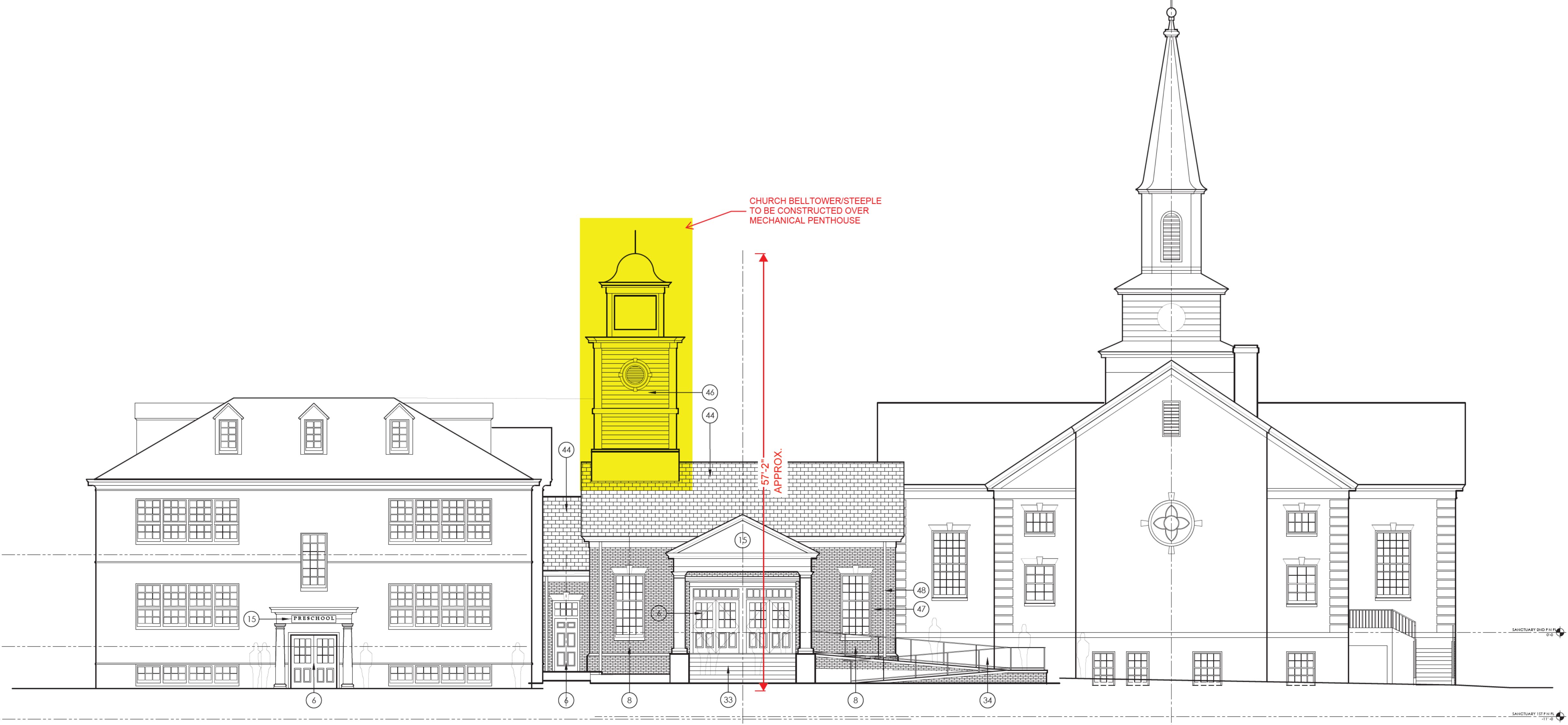
1. NEW FINISHES (FLOORING, PAINT, CEILINGS) and LIGHTING THROUGHOUT. TYPICAL of SPACE INDICATED.
2. NEW FOLDING ACOUSTICAL PARTITION.
3. NEW WINDOW w/ INFILL CMU BELOW. PROVIDE NEW CONC. FLOOR SLAB at LOCATIONS of EXISTING SLAB REMOVAL. PROVIDE 1 HR FIRE-RATED WINDOWS in EDUCATION WING (NON-SPRINKLERED).
4. NEW CASEWORK.
5. NEW / INFILL WALL to MATCH EXIST. TYPICAL WHERE INDICATED BY HATCH.
6. NEW DOOR. PROVIDE FIRE RATINGS at NEW FIRE BARRIER.
7. NEW ELECTRONIC ACCESS CONTROL of DOOR. TYPICAL of FIRST FLOOR PRE-SCHOOL ENTRY and FIRST and SECOND FLOOR EDUCATION CORRIDORS.
8. NEW EXTERIOR WINDOW in CONFIGURATION to MATCH EXISTING.
9. NEW FINISHES, FIXTURES and LIGHTING THROUGHOUT. ASSUME CERAMIC TILE FLOORING and WAINSCOT, PAINTED METAL TOILET PARTITIONS (WHERE APPLICABLE), STAINLESS STEEL RESTROOM ACCESSORIES and SOLID SURFACE COUNTERTOPS. TYPICAL of NEW RESTROOMS.
10. NEW ROD and SHELF. TYPICAL.
11. NEW CONCRETE FLOOR SLAB. TYPICAL THROUGHOUT AREAS INDICATED for SLAB REMOVAL and AS REQUIRED for STRUCTURAL and MEP SCOPES.
12. NEW GATE at EAST END of PLAYGROUND. NOT SHOWN.
13. NEW OPEN STAIR.
14. NEW RAMPED FLOOR for ACCESSIBLE ACCESS to MUSIC SPACE.
15. NEW ENTRY PORTICO.
16. 2 HR FIRE RATED BARRIER.
17. NEW KITCHEN CABINETRY, APPLIANCE and FIXTURES as INDICATED.
18. NEW INTERIOR STEPS and RAILINGS.
19. NEW INTERIOR RAMP and RAILINGS.
20. NEW MOVEABLE CHANCEL PLATFORM.
21. NEW GAS FIREPLACE.
22. NEW LIBRARY SHELVING at PERIMETER.
23. NEW DRINKING FOUNTAIN.
24. EXISTING ELEVATOR REFURISHED to ACCOMMODATE ADJUSTED LOBBY ENTRANCE.
25. NEW ANTI-PHONAL ORGAN CHAMBERS. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
26. NEW HARD SURFACE FLOORING THROUGHOUT. TYPICAL.
27. NEW PEW CUSHIONS. TYPICAL THROUGHOUT.
28. NEW EXTERIOR ACOUSTICAL STORM WINDOW.
29. NEW ACOUSTICAL LINER PANELS of INTERIOR of MECHANICAL ENCLOSURE.
30. NEW SOUND REFLECTING PANELS AT NORTH AND SOUTH TRANSEPT WALLS. DESIGN to be FINALIZED w/ ACOUSTICAL CONSULTANT.
31. RECONFIGURE ORGAN LOFT and CHOR SIDE WALLS AS REQUIRED to ACCOMMODATE NEW ORGAN INSTALLATION. GENERALLY TYPICAL of HATCHED AREA. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
32. NEW CEILING INFILL AT COFFERS. TYPICAL of AREA ABOVE CHANCEL.
33. NEW EXTERIOR STEPS and RAILINGS.
34. NEW EXTERIOR RAMP and RAILINGS.
35. NEW SIDEWALK and CURBING to be FINALIZED w/ CIVIL.
36. NEW TERRACE w/ PAVERS over COMPACTED FILL.
37. BRICK PAVERS of NEW COLUMBARIUM.
38. LOW BRICK RETAINING WALL w/ IRON FENCING.
39. MASONRY PLINTH w/ BRONZE COLUMBARIUM NICHES.
40. NEW FOUNTAIN.
41. NEW BENCHES.
42. PERIMETER LANDSCAPING by OTHERS.
43. NEW FLAT EPDM ROOF over TAPERED INSULATION.
44. NEW SLOPED ASPHALT SHINGLE ROOF.
45. NEW ROOF ACCESS STEPS.
46. NEW BELL TOWER EXTENSION of EXISTING ELEVATOR TOWER. PVC MILLWORK to be DEVELOPED FURTHER DURING NEXT DESIGN PHASE.
47. BRICK VENEER over CMU STRUCTURAL WALL. TYPICAL of ADDITION.
48. COPPER GUTTERS and DOWNSPOUTS.

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