Docket Item # 3-5
BAR CASE # 2012-0210
BAR CASE # 2013-0029
BAR CASE # 2013-0030

BAR Meeting
February 27, 2013

ISSUE:
1. Permit to Demolish – Head Start building and existing school
2. Certificate of Appropriateness – new Jefferson-Houston PreK-8 School
3. Certificate of Appropriateness – alterations to Durant Recreation Center

APPLICANT: Alexandria City School Board Public Schools by Jay Brinson, Brailsford & Dunlavey

LOCATION: 1501 and 1605 Cameron Street (including the Head Start Building, Jefferson-Houston School and the Oswald Durant Recreation Center)

ZONE: RB/Residential & POS/Public Open Space

STAFF RECOMMENDATION: Staff recommends approval of the applications (Permit to Demolish and Certificates of Appropriateness) with the following conditions:

1. Provide an on-site mock up with a full range of material samples, to include the proposed brick and mortar, windows frames and sunscreens, and fiber cement and metal panels;
2. Provide a sign master plan, including sign size, material, mounting and illumination;
3. Provide an architectural lighting plan for the building;
4. Provide a copy of the original construction documents to the City Archives and a compact disc with high quality digital images of the entire exterior and significant interior spaces of both the Head Start and school buildings to Special Collections at the Alexandria Library.
5. Work with Staff to reduce the height of the rooftop stairwells, if feasible, and detail them so that they are consistent with the quality and character of the rest of the building;
6. Consult with BAR Staff after the historic north wall of the Durant Center is exposed so that the appropriate repair/replacement process can be confirmed; and
7. Work with BAR Staff on the final details of the rooftop mechanical screening at the Durant Center to be as minimal as possible to adequately screen the equipment.

Additionally, Staff recommends approval of the following modifications and waivers:
1. Establishment of the front yard setbacks on both Cameron Street and North West Street, to be as shown on the site plan;
2. Waiver of the rooftop HVAC screening requirement; and
3. Waiver of the front yard fence height along Cameron Street to allow a 6 foot open fence.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

1501 CAMERON ST & 1605 CAMERON ST

***Note:** The three separate reports for 1501 Cameron Street, BAR #2012-0210 (Certificate of Appropriateness – new school), BAR #2013-0029 (Permit to Demolish) and BAR #2013-0030 (Certificate of Appropriateness – Durant Center alterations) have been combined for clarity and brevity. This item requires a roll call vote.

UPDATE

The applicant was before the BAR on three separate occasions for concept review: February 2012, July 2012 and October 2012. In December of 2012, the applicant obtained Development Special Use Permit (DSUP #2012-00011) approval from Planning Commission and City Council. There are over 100 conditions as part of the DSUP approval. However, it is the BAR's role to confirm that the new school building and site improvements are architecturally appropriate and compatible with the surrounding Parker-Gray Historic District. In addition to the significant amount of coordination with the City, ACPS has, and continues to have, a very frequent and open dialogue with the community about the building siting, design and program.

At the October 24, 2012 meeting, the Board found that the proposed height, scale, building mass, solid/void relationship (fenestration pattern), and general architectural character, were appropriate and visually compatible with the historic context of the Parker-Gray Historic District. Since that time, the applicant has completed value engineering on the building and met with Planning & Zoning staff numerous times. At times during these discussions Staff was concerned that the quality of the materials proposed for the building was being compromised due to budget constraints. However, with the most recent submission Staff is pleased to see that the high quality design detail that was originally anticipated has been restored and enhanced.

The BAR will note that the present application drawings are developed in much greater detail than would normally be the case for a Certificate of Appropriateness review. This is a result of the Construction Manager's need to understand the proposed design details and materials as thoroughly as possible in order to generate accurate cost estimates. In addition, Staff insisted that the applicant not show designs to the Board or the community that they could not ultimately afford to build. . Finally, based on the positive feedback about the design direction of the school at the three previous BAR meetings and from the public at the community meetings, Staff felt comfortable letting the applicant proceed to this level of drawing detail, much of which was requested by the BAR at the last public hearing.

The current plans deviate from the previous plans only as required to respond to the conditions and concerns of the BAR, as well as the Planning Commission and the City Council, and value engineering on the building. There are only three notable changes since October that the BAR may notice:

- The Queen Street terminus clerestory has been removed as requested by some nearby neighbors. Previously, this feature was approximately 7 feet tall and projected back approximately 45 feet front the building façade along Queen Street. Now this feature is merely a low parapet wall above the bay providing height at the terminus.
- The main building entrance facing Cameron Street has also been modified as a result of the removal of the covered walkway leading from the drop-off area, resulting in a more subtle projection of the three-story pillars flanking the front façade – they are now integrated into the front façade. This change emphasizes the iconic drum-like form of the main entrance and roof observatory.

- The gymnasium has been set back approximately 12 additional feet from Cameron Street in order to reduce excess square footage in the classroom wing and to provide a larger pedestrian plaza at the corner.

I. ISSUE

The applicant is requesting approval of the following:

1. *Permit to Demolish* for the Head Start building and the existing Jefferson Houston School.
2. *Certificate of Appropriateness* for the construction of the new Jefferson-Houston Pre k-8th grade school.
3. *Certificate of Appropriateness* for alterations to the Oswald Durant Recreation Center.

1. *Permit to Demolish*

The applicant proposes to demolish both the Head Start building and the existing school as part of the new school construction project. The Head Start building will be demolished early in the construction phasing, during the summer of 2013, while the existing school will not be demolished until the new school is constructed and the children have been relocated, likely in the fall of 2014. This allows the existing school to continue to function throughout construction.

Figure 1: Head Start building

Figure 2: Jefferson-Houston school

2. *Certificate of Appropriateness (New School)*

Figure 3: Site Plan

The new school will occupy a site shared by Alexandria City Public Schools (ACPS) and the City of Alexandria Department of Recreation Parks and Cultural Affairs (RPCA) at the corner of Cameron and North West streets. The City-owned property encompasses the existing school, Head Start building, Oswald Durant Center, the Old Town Swimming Pool, and Buchanan City Park. The new school is being constructed through a "construction manager at risk" process and is on a fast track for construction, as enrollment in ACPS has increased substantially over the past few years and is expected to continue.

The L-shaped school will incorporate a main entrance at the interior of the site, facing Cameron Street and on axis with North Peyton Street, as one looks north across the play field from King Street to the south. Bus drop-off will occur along the north, from a new service road on the south side of Jefferson Village. Parent drop-off will occur from the interior parking lot. The school's gymnasium will be located on the corner of North West and Cameron streets, in a highly visible location easily accessible to the community after school hours. On the south side of the site, the L-shaped school building and the Durant Center will frame a regulation size athletic field that will be open to view from Cameron Street. Other site improvements associated with the new school include the relocation of the existing Buchanan playground and the basketball court, and reconfiguration of the parking and circulation systems to maximize usable open space and create a safe environment for the children.

Program

While the educational program of the school is not directly related to the BAR's approvals, it does inform the exterior scale, mass and character. The existing Jefferson-Houston elementary school houses approximately 350 children in 83,000 square feet. The new school will be capable of housing twice as many students (600-800) in an additional 42,000 square feet (125,000 square

feet total). The classroom portion of the building fronting North West Street will be one story in height. The east-west wing of the building will be two stories for the first 100 feet off of North West Street, and then will step up to a third story for the remainder of the building. The school will have many state-of-the-art educational features, some of which are located so that they are easily accessible to the community after school hours, including:

- Media center/white box theater
- Green Roof
- Outdoor play space
- Gymnasium
- "Greenovation" lab
- Language lab
- Flexible learning pods

ACPS is a leader in sustainable design in Alexandria and the new school will be a LEED Silver rated green building.

Cameron Street elevation (sheet A2.1):

Figure 4: Main entrance

The three-story, eight-bay, east-west wing of the primarily brick building has a prominent central entrance feature. The drum-shaped entrance culminates in an observatory feature at the roof. The entrance materials consist of metal panels, storefront and curtain wall glazing, as well as aluminum sunshades. Each of the bays flanking the front entrance has a storefront glazing system with both clear and fritted (translucent) glass. The long expanses of brick on the building are broken up horizontally by a combination of cast stone banding that align with metal banding at the bays, as well as brick patterning to provide visual interest. The south facing windows will have aluminum sunshades. Modifications to this façade since it was last presented to the BAR include the elimination of the covered walkway and the reduction in the projection of the brick towers flanking the main entrance. Furthermore, the observatory has been reduced in height.

Pre-finished fiber cement panels with commercial edge details have been added at each bay where aluminum panels were originally envisioned. The stair tower at the west of the elevation has been further refined, with the majority of it constructed in brick, with a matching bay projection allowing for framed views to the George Washington Masonic Memorial. Some of the first floor glazing below the projecting bays was removed to accommodate the back-of-house functions in these locations.

Gymnasium (Sheet A2.1):

Figure 5: Gymnasium

The gymnasium has changed very little since the Board last saw it, with the exception of the addition of fiber cement panels rather than metal panels. The gym's flanking "shoulders" have brick patterning to break up the large expanse of brick. Horizontal sun shades will provide sun protection in the gym as well as visual interest.

North West Street elevation (Sheet A2.1 and A2.2):

Figure 6: North West Street elevation

This elevation has continued to be refined, with minor changes to the windows on the multi-purpose room adjacent to the gym. The bays on this elevation, similar to the larger bays on the north and south elevations, feature fiber cement panels now in place of the metal panels previously proposed. The west elevation of the one-story classroom wing is essentially identical to the east facing façade.

Queen Street terminus (Sheet A2.1):

Figure 7: Queen Street terminus

With the exception of the elimination of the clerestory roof monitor specifically requested by some adjacent neighbors across North West Street, very little has changed on this elevation. The terminus of Queen Street now consists of a small stepped parapet above the central bay window recalling the stepped parapets of the Art Deco and Moderne buildings nearby. The second floor will have clear, circular glazing surrounded by ceramic frit glazing. On the first floor the clear glazing will be square, also surrounded by frit glazing.

North elevation/bus drive aisle (Sheet A2.1):

Figure 8: Bus drive aisle and north elevation

Figure 9: North side entrance

The north entrance to the school, adjacent to the private street, will be the primary entrance for bus riders. The drum-shaped entrance has been further refined and the punched windows on the drum have been removed and replaced with brick banding. Like the front entrance, curved metal panels will surround the curtain wall windows. The projecting bays on this elevation will match those on the south elevation, with the exception of the sunshades, which are not necessary on this north-facing elevation.

School site:

The building layout has remained unchanged since the last iteration, while the site itself has been further refined. The play areas have been more clearly defined, and the areas where fencing and retaining walls will be constructed are now shown (sheet 210). A landscape plan shows the future plantings on the site (sheet L102). The fencing on the site consists of a combination of open metal fencing, chain link and athletic field fencing, in particular around the sports field (sheet C505).

Materials:
The following materials will be used on the new building:

- Brick and textured brick banding (red-tone with neutral mortar)
- Cast stone banding and coping
- Formed metal banding
- Fiber cement panels
- Storefront and curtain wall glazing using clear and fritted glass
- Horizontal and vertical aluminum sun shades

The applicant has provided a materials board that will be at the hearing and Staff recommends that a mock-up panel be constructed in the field for final material approval by Staff, to insure that the detailing retains the quality represented to the BAR.

3. Certificate of Appropriateness (Oswald Durant Recreation Center)

The demolition of the existing school building will necessitate alterations to the historic Durant Center. In 2002, the BAR approved an addition to the building which created meeting rooms on the east side and a physical connection between the recreation center and the school (BAR Case #2002-261, 262). A portion of the new construction added in 2003 will be reconfigured to accommodate a new storage space and an office. Additionally, the historic rear wall of the building will also be exposed for the first time since 1970, when the school was constructed.

North-East Corner:

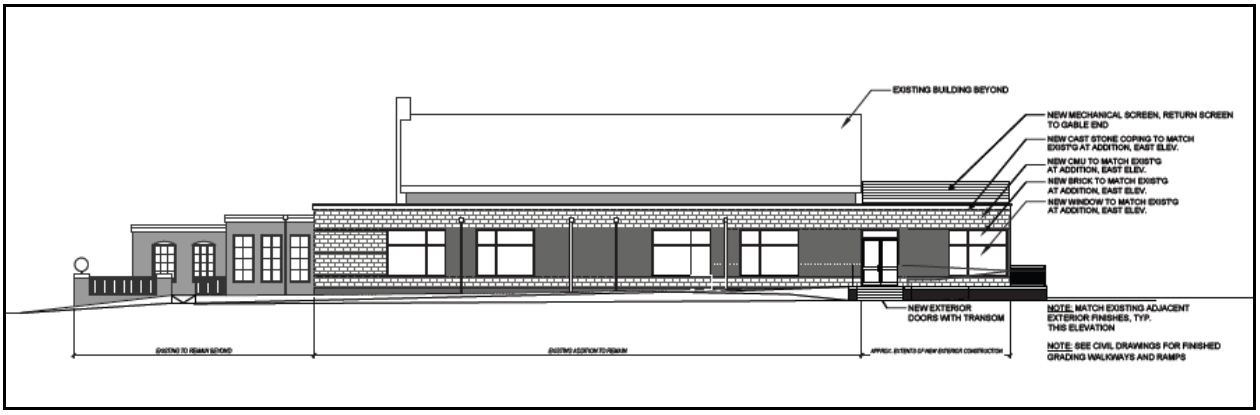

Figure 10: Proposed east elevation of Durant Center

The north-east corner of the Durant Center will have a new stair and accessibility ramp to provide access to the rear of the building from the basketball court and relocated Buchanan play area. The windows and doors on this new corner of the building will match the existing building materials – split-face CMU, beige brick and large fixed windows with awning sash transoms.

North Elevation:

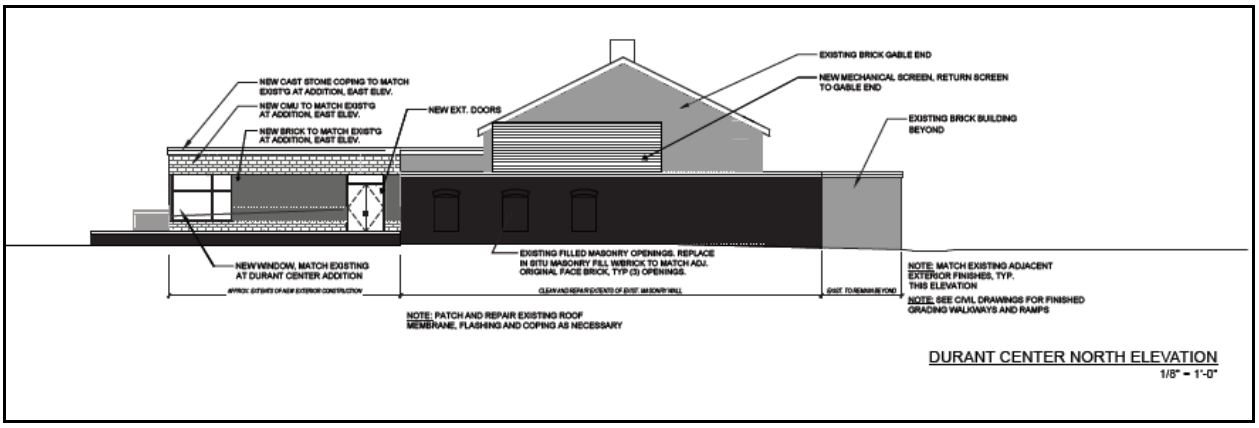

Figure 11: Proposed north elevation of Durant Center

The historic north wall of the Durant Center will be exposed and the original masonry openings, which have been bricked in, will be exposed. The applicant intends to clean and repair the wall, and replace masonry to match, if necessary.

Roof:
Because the existing rooftop mechanical units and screening will be affected by the demolition of the school, the applicant proposes to install a new, smaller mechanical screen.

II. HISTORY

This site has a long history of educational uses, as it was once home to two schools. The first, constructed in 1915, was the Alexandria High School (also known as the Jefferson Annex), which was located on Cameron Street at the visual terminus of North Peyton Street. The two stories with a raised basement stately school was located significantly above the street on a raised terrace. It was designed in a Georgian style with a hipped roof, Palladian windows and two prominent entrances. In 1922 a second, slightly more modest brick school was constructed on North West Street at the terminus of Queen Street. The Jefferson School was two stories in height, with a single entrance and larger expanse of windows.

The project is located within the existing boundaries of the City's locally regulated Parker-Gray Historic District, as well as the National Register Uptown/Parker-Gray Historic District. Although the National Register nomination has a period of significance of c.1810-1959, the majority of the existing buildings on the property – the school (1970), the Head Start building, the pool and pool house – are considered non-contributing structures. Only the Durant Center is listed as a contributing resource.

Jefferson-Houston School and Head Start Building

The existing Jefferson-Houston School and the Head Start building were constructed on the site around 1970. Both are one-story, flat roof buildings clad with brick and have large, metal parapets and mechanical screens.

Durant Recreation Center

The only historically significant building on the site is the one-story, six-bay Colonial Revival style Durant Center, which was designed by architect Ward Brown and constructed in 1942 as a

USO club for white members of the armed forces. It was one of three USO club houses built in Alexandria during the war and one of the first club houses of this kind constructed in the United States.

The Cameron Street USO building was transferred to the City in 1946 and has been renamed the "Dr. Oswald Durant Memorial Center for Visual/Performing Arts," in honor of an African-American physician who came to the city from South Carolina in 1927 and who served in the military during World War II. Between 1970 and 2003 the Durant Center and the school abutted one another but there was no physical connection between the two. In 2002, the BAR approved an addition to the east elevation and a revised front entry of the Durant Center to allow for new community meeting rooms and a physical connection to the school (BAR Case # 2002-0261 and 262, October 23, 2002).

III. ANALYSIS

The Board is being asked to approve three separate applications, which have been combined into a single staff report since they are interrelated. Each approval required by the Board is analyzed in detail below:

1. *Permit to Demolish: Head Start Building/Jefferson-Houston School (BAR Case #2013-0029)*

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-205(B):

1. Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
5. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

Staff has no objection to the demolition of the 1970s school or Head Start building. Neither building is listed as a contributing resource in the Uptown/Parker-Gray National Register Historic District and their demolition will not negatively impact the historic district. To the contrary, demolition of the existing school will have a positive effect on the historic Durant center, exposing the long-covered original historic north elevation and returning more closely to its original context. The *Design Guidelines* state that buildings and structures determined to be

significant must be documented with a written history, HABS quality measured drawings and photographs. In this particular case, given the non-contributing status of these late 20th century buildings, Staff does not recommend this level of documentation. Staff recommends only that a copy of the original construction documents be stored in the City Archives and that a compact disc with high quality digital images of the entire exterior and significant interior spaces of both buildings should be submitted to Special Collections at the Alexandria Library.

In Staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted.

2. *Certificate of Appropriateness (New Construction): New Jefferson-Houston PreK-8th Grade School (BAR Case #2012-0210)*

With a few minor exceptions, Staff strongly supports the proposed new school building, which will be a civic landmark in Old Town. As noted above, Staff has worked closely with the applicant as the design and construction drawings have progressed from the concept phase through the DSUP and value engineering. While an indisputably large building, it sits well on the site, framing a substantial green open space on the interior. The building provides an urban edge on North West Street yet respects the scale of the neighboring buildings. The gymnasium is located on the most visible portion of the site and this importance is reflected in the carefully studied massing, materials and fenestration. Although the tallest portion of the building, the three-story portion, abuts the two story Jefferson Village complex to the north, these residences are sited on a substantial berm and will be separated by a wide, landscaped private street used only by school buses. The two L-shaped wings allow the building masses to have a slightly different character for these long walls and address their individual contexts while still using the same design vocabulary to tie the school together. This overall language is characterized by a strong horizontal emphasis expressed through the use of contrasting banding on the masonry walls and horizontal muntins in the windows, the complementary use of metal and brick, and a flat roof with parapets, curving entrances and surface decoration created through the use of brick patterning.

The BAR's *Design Guidelines* specifically state that the Boards do not intend to "dilute design creativity" but challenges applicants to design buildings that are both creative yet relate, and are compatible with, the historic character of the district. Staff believes that the applicant accomplishes this by recalling and abstracting the Art Moderne and Art Deco details used on significant historic buildings in the neighborhood in a contemporary way.

Concept Review Conditions of Approval
When the BAR approved the concept design of the school in October, the applicant was asked to consider the following as the design of the building progressed in anticipation of a Certificate of Appropriateness application *(Staff comments are noted below in italics):*

1. Continue to refine the architectural details of the building skin and fenestration. *(Staff believes that the detailed plans satisfy this condition.)*

2. Provide a full material and color palette identifying all exterior building materials. This should include, at a minimum: details on windows and storefront systems, brick patterns, material finishes, and color. Construct a mock-up on site prior to ordering building materials; *(The applicant has provided a material board with some of the proposed*

*materials, including a range of brick colors and mortar colors, fiber cement and glazing panels, cast stone and metal to be used for coping and banding. Additional material samples should be provided which show the sun screen material and fritted glass. The applicant must still complete a mock-up panel showing the materials requested above and required by the DSUP, in order to show how the various materials relate and to work out any detail issues prior to ordering.)***.**

3. Provide a sign master plan*; (Signs are shown over the front and bus entrances, as well as on the Queen Street terminus, although no details are provided about material, mounting or illumination. This information should be provided at a later date with final approval by Staff.*

4. Provide an architectural lighting master plan; *(The materials contain the proposed light fixtures, as well as a photometric site plan (sheets C420 –C422) showing the level of illumination over the site for security purposes. The applicant has not yet provided an architectural lighting study indicating how significant building features, such as the rooftop observatory, will be illuminated.)*

5. Continue to study the impact of the building's interior lighting and the visual relationship with the immediate neighborhood; *(The applicant has provided this information and satisfied this comment).*

6. Provide specifications for all site accessories (fences, retaining walls, benches, trash cans, etc.); (*The applicant has provided this information in the submission materials and satisfied this comment.)*

7. Further study the central building features, including the terminus of Queen Street, the corner of Cameron Street and North West Street, as well as the roof observatory feature at the building's primary entrance. *(Staff believes that the refined plans satisfy this condition.)*

Staff has no doubt that the new Jefferson-Houston community school will be a well-designed, state-of-the-art modern school building that not only meets the academic needs of today's students but will be compatible with the surrounding historic district. In addition to the supplemental information required above (sign details, additional material samples which can be accommodated in the mock up panel, and a night lighting rendering), Staff's only remaining comments relate to materials and the quality of detailing of the penthouses for the rooftop stairs and elevator.

<u>Materials and rooftop stair wells</u>

The one area where Staff would like to see some additional refinement is the type of brick used on the building. The brick on the sample board recalls 18th century wood fired brick which has dark flashing that reflects the distance from the wood fires in a kiln. Staff recommends that the applicant use an extruded brick with a smooth surface and uniform medium red color to reflect the industrially produced brick used in the early 20th century Art Deco and Moderne styles. This type of brick will give the building a more modern appearance, compatible with the crisply detailed bay windows and contemporary sun screens.

When the applicant first proposed replacing some of the metal panels at the bay windows with fiber cement panels Staff was very concerned about the appropriateness of this material on such a large institutional building, as the BAR's previous experience with this material on residential projects has been mixed. However, the metal edge and joint details submitted by the applicant (see detail 20, sheet A7.1) show a much more commercial application of the panels. Staff notes that these pre-finished fiber cement panels will require repainting in the future and that this will be challenging to do well but it can be done. Therefore, while Staff was originally hesitant to support fiber cement panels, Staff now supports the material using the proposed detailing.

Staff believes that the detailing on the penthouse stairwell and elevator overrun has not yet been as fully developed as the rest of the details on the building. As a result, Staff encourages the applicant to refine the fiber cement panel details on these features to be compatible with the quality of materials used throughout the building, with final approval to be made by Staff.

Additional approvals as part of the Certificate of Appropriateness:

Front Yard Requirement (North West Street)
Section 3-706(A)(1) of the zoning ordinance (RB zone) requires that the front building line shall be the same as the front lot line or "such other line consistent with the character of the district that the Board of Architectural Review shall approve." Typically that character is determined by other buildings on the block. In this particular case, given the large street façade and lack of other buildings on the block, the applicant and Staff have worked together to establish a reasonable setback which provides an adequate room for landscaping, while still maintaining an urban edge. The setback along North West Street from the property line (7 feet for the gymnasium, 21 feet for the classroom section, and 10 feet for the Queen Street terminus) provides a sufficient transition between low-scale residential uses on the east side of North West Street and the school on the west side. There are approximately 15 feet between the property line and the curb along North West Street, giving the impression of an even greater setback. Staff notes that much of the North West Street elevation of the school is lower than the townhouses on the east side of the street and believes the front yard provided by the school is appropriate and, therefore, recommends approval.

Waiver of Rooftop Screening
Section 6-403 of the zoning ordinance allows the BAR to waive the rooftop HVAC screening requirement if the BAR finds that the screening would be architecturally inappropriate. Staff believes that the placement of the mechanical units will not be visible due to screening provided by the parapet (see sheet A-6.1). Nonetheless, Staff recommends that the BAR approve the waiver because the zoning ordinance is not specific about the vantage point for required screening.

Waiver of fence height
Section 7-202 (C) gives the BAR the ability to waive the fence height in a required front yard if the BAR finds that proposed fence would be appropriate and consistent with the district. In the opinion of Staff, the six open metal athletic field fencing along the south elevation of the new field is necessary and appropriate in order to prevent balls from going into traffic on Cameron Street. The fence will be black and more than 50 percent open making its visibility limited.

3. *Certificate of Appropriateness (Alterations) – Oswald Durant Recreation Center (BAR Case #2013-0030)*

Staff supports demolition of the non-contributing 1970s school building, in part because a larger portion of the historic Durant Center will now be visible to the public. Furthermore, the new site layout features the Durant Center in its original context as a freestanding building. Staff has no objection to the new construction, but recommends that the applicant work with Staff on the appropriate repair/replacement of the historic north wall after it is exposed, as well as the final details for the rooftop mechanical screen.

In summary, Staff supports the improvements and changes made by the applicant since the final concept review by the BAR and recommends that the BAR approve the Permit to Demolish and two Certificates of Appropriateness with the conditions noted above.

STAFF
Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration
Detailed comments provided with the DSUP.

Transportation & Environmental Services
Detailed comments provided with the DSUP.

Alexandria Archaeology

F-1 The applicant is complying with earlier Alexandria Archaeology conditions for the project as a whole. The recommendations below pertain to the proposed setback alterations and screen walls alone.

R-1 There is low potential for significant archaeological resources to be disturbed by this particular portion of the project. No archaeological action is required.

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

VII. ATTACHMENTS

1 – Supporting Materials and Application for BAR2010-0210 at 1501 Cameron St.
2 – Supporting Materials and Application for BAR2013-0029 at 1501 Cameron St.
3 – Supporting Materials and Application for BAR2013-0030 at 1605 Cameron St.

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ACPS

Alexandria City Public Schools

February 8th, 2013

Jefferson-Houston PK-8 School

BAR Certificate of Appropriateness Narrative:

Alexandria City Public Schools is seeking approval of a Development Special Use Permit in order to construct a new Pre-K through 8th Grade Community Centered School on the existing Jefferson-Houston School site. The Jefferson-Houston school will eventually replace the existing school building while maintaining the functionality of the existing school throughout construction. In order to achieve this, the new school will be constructed largely within the field at the north edge of the site that is currently zoned as Open Space. ACPS intends to replace and enhance the scale and quality of the open space, which will relocate to the south along Cameron Street.

An existing Head Start facility on the corner of North West Street and Cameron Street is planned to be demolished following the 2012-2013 school year. During construction, the Head Start program will be given space in the existing Jefferson-Houston facility as well as temporary play space adjacent to the building along Cameron Street. While this program is not currently planned to be incorporated into the new school building, its future location is an ongoing consideration.

As a result of the close proximity and relationship to RPCA facilities, the Durant Center, Old Town Pool and Buchanan Park, the site plan seeks to create a strong relationship between the school and these facilities, while maintaining the integrity or their larger public use. As the existing school is removed from the site, the Durant Center will be repaired and reconstructed to function as its own building within the larger site. The site has been designed to integrate it with its new surroundings and honor its presence. The existing Buchanan Park will be relocated adjacent to the north facade of the Durant Center and nearby school play areas with the intention of creating a stronger, community-use site.

The new Jefferson-Houston School building will be composed of mostly one story along North West Street and mostly three stories along the northern edge adjacent to Jefferson Village with a small, two-story portion at the terminus of Queen Street. The building will total approximately 125,000sf in size, housing 600-800 students. The new facility will replace an existing facility of approximately 83,385sf which currently houses 350 students. The school site will contain play areas and structures for all grade levels, PK-8, including a VHSL regulation-size synthetic turf playing field.

The basic form of the new design is derived from local expressions of the Art Deco and Streamline Moderne styles found with in Alexandria City and more locally in the Parker-Gray Historic District. Some of the most prominent features of this style in the design of educational facilities such as monumental entry porticos, broad vertical classroom windows and strong, horizontal masonry rhythms, have been integrated into the Jefferson-Houston School design. The noble forms of Art Deco articulation have been interpreted and simplified in the new design to create a more contemporary feel

that speaks to the forward-looking educational mission of the school while building upon the architectural heritage of the District's schools.

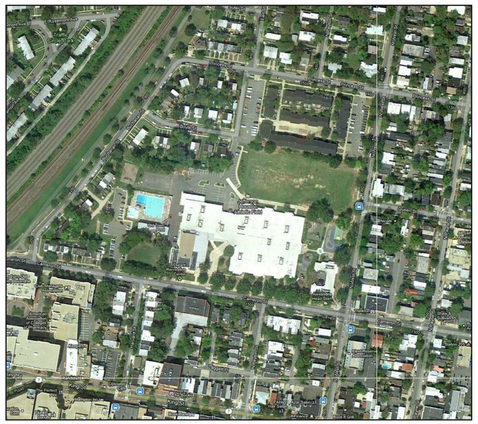
Another prominent feature of the new design is its response to opportunities in urban design. Building heights have been shaped to respond to site boundaries and scale of surrounding buildings. In addition, three major building elements have been carefully located and shaped to respond to strong contextual relationships. First, a spacious, transparent gymnasium has been placed to provide a civic presence at the Cameron and North West Street intersection. Second, the school's Media Center and White Box Theater have been located to serve as the backdrop of a more formal terminus to Queen Street. Third, the school's prominent public entry has been placed on axis with Peyton Street and strengthened by a dynamic, circular tower. The tower serves as both an urban and academic locus, housing creative, communal learning spaces inside the school. Additionally, the rooftop space of the tower is planned to be utilized as an urban observatory with a monumental sundial and intentionally framed views to surrounding landmarks.

Jefferson-Houston Pre-K - 8 School

BAR CERTIFICATE OF APPROPRIATENESS
02.08.2013

PICTORIAL VIEW

VICINITY MAP



PROJECT TEAM

OWNER

Alexandria City Public Schools
2000 N. Beauregard Street
Alexandria, VA 22311
(703) 824-6600
www.acps.k12.va.us

STRUCTURAL ENGINEER

Fox & Associates
12085 Gayton Road
Richmond, VA 23238
(804) 750-2085
www.foxengineers.com

CIVIL ENGINEER / LANDSCAPE ARCHITECT

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
(703) 674-1300
www.kimley-horn.com

ARCHITECT

VMDO Architects
200 E Market Street
Charlottesville, VA 22902
(434) 296-5684
www.vmdo.com

ASSOCIATE ARCHITECT

Concordia
201 Saint Charles Avenue
Suite 4314
New Orleans, LA 70170-1040
(504) 569-1818
www.concordia.com

MEP ENGINEER

b2e Consulting Engineers
116 N Edwards Ferry Road, NE
Leesburg, VA 20176
(703) 737-0400
www.b2epc.com

DRAWING LIST

SHEET NUMBER	SHEET NAME
T1.1	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
C2.0	SITE PLAN - OVERALL
C210	SITE FENCING PLAN
C420	PHOTOMETRIC SITE PLAN - 1
C421	PHOTOMETRIC SITE PLAN - 2
C422	PHOTOMETRIC SUMMARIES
C501	CONSTRUCTION DETAILS
C505	CONSTRUCTION DETAILS
L102	LANDSCAPE PLAN - 2
L201	LANDSCAPE ELEVATIONS
A0.1	ARCHITECTURAL SITE PLAN
A1.1	LEVEL 1 REFERENCE PLAN
A1.2	LEVEL 2 REFERENCE PLAN
A1.3	LEVEL 3 REFERENCE PLAN
A1.4	ROOF PLAN
A2.1	REFERENCE BUILDING ELEVATIONS
A2.2	REFERENCE BUILDING ELEVATIONS
A2.3	BUILDING SECTIONS
A3.1	SITE CONTEXT PHOTOS
A3.2	SITE CONTEXT PHOTOS
A5.1	PERSPECTIVE VIEWS
A5.2	PERSPECTIVE VIEWS
A5.3	PERSPECTIVE VIEWS
A5.4	PERSPECTIVE VIEWS
A5.5	PERSPECTIVE VIEWS
A6.1	MECHANICAL UNIT PERSPECTIVE VIEWS
A7.1	TYPICAL BUILDING DETAILS
A7.2	TYPICAL BUILDING DETAILS
A7.3	TYPICAL CLASSROOM BAY ELEV./SECTIONS - NORTH ELEVATION
A7.4	TYPICAL CLASSROOM & ELA BAY SECTIONS - SOUTH ELEVATION
A7.5	SECTION DETAILS - EAST ELEVATION, QUEEN ST.
A7.6	SECTION DETAILS - EAST ELEVATION, EARLY LEARNING
A7.7	SECTION DETAILS - EAST/SOUTH ELEVATION, GYM

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200 E MARKET STREET
CHARLOTTESVILLE, VA 22902
P 434.296.5684 F 434.296.4496
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Jefferson-Houston Elementary School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

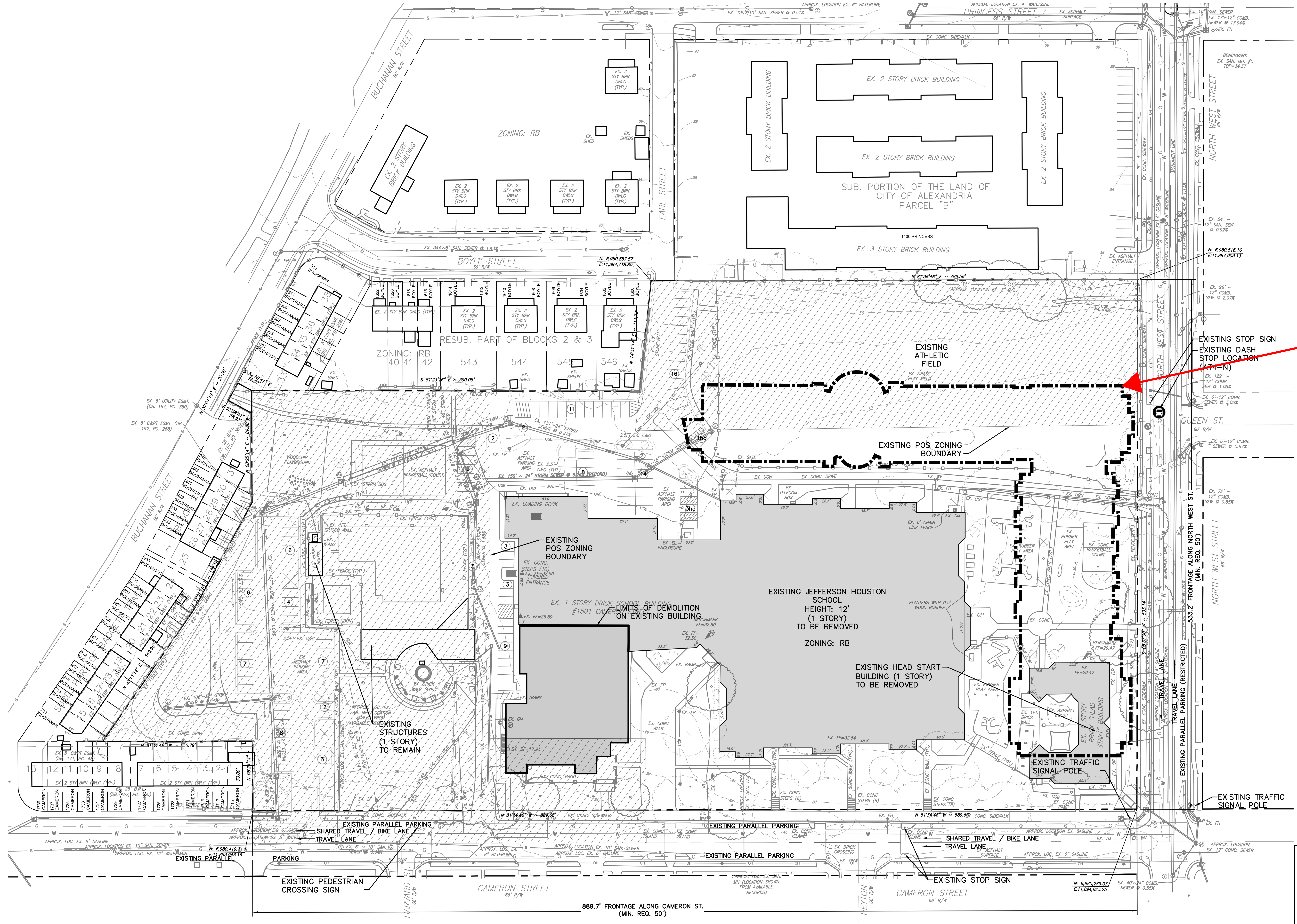
ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

TITLE SHEET

T1.1

C:\Revit_Local_2013\1084_MASTER_clean.rvt 2/8/2013 9:51:09 AM



LEGEND

Symbol	Description
	PROPERTY LINE
26	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING LIGHT STANDARD
	EXISTING POWER POLE
	EXISTING TRAFFIC SIGNAL
OH	EXISTING OVERHEAD WIRES
UGE	EXISTING UNDERGROUND ELECTRIC
W	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
W	EXISTING WATER MANHOLE
S	EXISTING SANITARY LINE
S	EXISTING SANITARY MANHOLE
	EXISTING STORM DRAIN LINE
D	EXISTING STORM DRAIN MANHOLE
G	EXISTING GAS LINE
G	GAS METER
	SIGN POST
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
6	PARKING COUNT STANDARD SPACES
3hc	PARKING COUNT ACCESSIBLE SPACES

ZONING LEGEND

EXISTING POS ZONING DISTRICT WITHIN PROPERTY LIMITS: 202,118 SF
4.64 AC

EXISTING RB ZONING DISTRICT: 245,849 SF
5.64 AC

NOTE: ADDITIONAL 0.44 ACRES (19,205 SF) OF POS AREA LOCATED WITHIN PUBLIC RIGHT-OF-WAY

NOTE: 128 TOTAL PARKING SPACE PROVIDED ON SITE

Physical Address	Legal Description	Owner(s)
1715 Cameron Street	Lot 1, Blk 2 Baggett Tract	Stanfield, Elisha or Susie L.
1717 Cameron Street	Lot 2, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1719 Cameron Street	Lot 3, Blk 2 Baggett Tract	Cauthers, Richard A. Jr.
1721 Cameron Street	Lot 4, Blk 2 Baggett Tract	McNeil, Willie or Thelma A.
1723 Cameron Street	Lot 5, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1725 Cameron Street	Lot 6, Blk 2 Baggett Tract	Stone, Adrianne W. and Wegner, David D.
1727 Cameron Street	Lot 7, Blk 2 Baggett Tract	Gardner, Sarah F.
1729 Cameron Street	Lot 8, Blk 2 Baggett Tract	Mow, Rosalie J. TR
1731 Cameron Street	Lot 9, Blk 2 Baggett Tract	Ahmed, Shakeel and Sheikh Sohail A.
1733 Cameron Street	Lot 10, Blk 2 Baggett Tract	Garvin, Derrick R.
1735 Cameron Street	Lot 11, Blk 2 Baggett Tract	Dihon, Stacey L. and Semon, Donald R. Jr.
1737 Cameron Street	Lot 12, Blk 2 Baggett Tract	Weaver, Archie M. and M.E. James
1739 Cameron Street	Lot 13, Blk 2 Baggett Tract	Arrowhead Farm, LLC
211 Buchanan Street	Lot 14, Blk 2 Baggett Tract	Devers, Donald D.
213 Buchanan Street	Lot 15, Blk 2 Baggett Tract	Redmond, Richard M. III
215 Buchanan Street	Lot 16, Blk 2 Baggett Tract	Mackey, Nathaniel L. or Willia M.
217 Buchanan Street	Lot 17, Blk 2 Baggett Tract	Hyre, Franklin F. III or Susan P.
219 Buchanan Street	Lot 18, Blk 2 Baggett Tract	Newton, Matthew C.
221 Buchanan Street	Lot 19, Blk 2 Baggett Tract	Veeney, Sharon Anne
225 Buchanan Street	Lot 20, Blk 2 Baggett Tract	Arrowhead Farm, LLC

Physical Address	Legal Description	Owner(s)
227 Buchanan Street	Lot 21, Blk 2 Baggett Tract	Lawrence, Gennie J. or Mary H.
229 Buchanan Street	Lot 22, Blk 2 Baggett Tract	Carr, Andre C. and Zelma and Davis, Sharon C.
231 Buchanan Street	Lot 23, Blk 2 Baggett Tract	Cox, Stuart C. and Pew, Marjorie M.
233 Buchanan Street	Lot 24, Blk 2 Baggett Tract	Cross, Mary F.
235 Buchanan Street	NE 8Ft Lot 25 & All Lot 26 Blk 2 Baggett Tract	Hilton, Ruth T. Estate of; Hilton, Rodney S., Admr.
237 Buchanan Street	Lot 27, Blk 2 Baggett Tract	Weishar, Doyle J. or Joanne P; Weishar, Paul
239 Buchanan Street	Lot 28, Blk 2 Baggett Tract	Buchanan Pointe, LLC
241 Buchanan Street	Lot 29, Blk 2 Baggett Tract	Devers, Donald D.
243 Buchanan Street	Lot 30, Blk 2 Baggett Tract	Byrd, Bernard K. et al
245 Buchanan Street	Lot 31 Blk 2 Baggett Tract Less and Except 430 Sq Ft to City of Alexandria in Deed Book 797 at Page 10	Jones, Aston Diana and Walker, Gary
301 Buchanan Street	Lot 33, Blk 2 Baggett Tract	Arrowhead Farm, LLC
305 Buchanan Street	Lot 34, Blk 2 Baggett Tract	Barlow, Annie Pearl and Charles W. Jr.
307 Buchanan Street	Lot 35, Blk 2 Baggett Tract	Brown, Willie Edward TR
309 Buchanan Street	Lot 36, Blk 2 Baggett Tract	Witucki, Burce L.
311 Buchanan Street	Lot 37, Blk 2 Baggett Tract	Lucas, Valerie
313 Buchanan Street	Lot 38, Blk 2 Baggett Tract	Lafrance Corp.

Physical Address	Legal Description	Owner(s)
1622 Boyle Street	Lot 39, Blk 2 Baggett Tract (B-118)	Gallina, David J. or Lee, Katie
1620 Boyle Street	Lot 40, Blk 2 Baggett Tract	Howe, Dana M.
1618 Boyle Street	Lot 41, Blk 2 Baggett Tract	Frazier, Fred and Morefield, Corrine
1616 Boyle Street	Lot 42, Blk 2 Baggett Tract	Doyle, David J. and Kramar, Iulia V.
1614 Boyle Street	W Pt. Lot 543 Baggett Tract	Richards, Nancy G. and John Thorpe Jr.
1612 Boyle Street	E Pt. Lot 543 Baggett Tract	Quinn, Edward P. and Elizabth R.
1610 Boyle Street	W Pt. Lot 544 Baggett Tract	Conrad, Amy K. or John T.
1608 Boyle Street	E Pt. Lot 544 Baggett Tract	Abbruzzetti, Franco et al
1606 Boyle Street	W Pt. Lot 545 Baggett Tract	Lekander, Brian J.
1604 Boyle Street	E Pt. Lot 545 Baggett Tract	Abbruzzetti, A. Francesco
1602 Boyle Street	W Pt. Lot 546 Baggett Tract	Coast, Beth D. or Daniel A.
1600 Boyle Street	E Pt. Lot 546 Baggett Tract	Davis, Bertha M.
1400 Princess Street	Parcel B S/D of A Portion Land of the City of Alexandria	Alexandria Redevelopment and Housting Authority

VMDO ARCHITECTS
200 E MARKET STREET
CHARLOTTESVILLE, VA 22902
P 434.296.5684 F 434.296.4496
www.vmdo.com

concordia
community centered planning + design

Kimley-Horn and Associates, Inc.

Jefferson-Houston Pre K - 8 School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

DESIGN ENGINEER AND LANDSCAPE ARCHITECT:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

EXISTING CONDITIONS PLAN - OVERALL

C1.0

K:\NVA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\Final Site Plan Set - DD Set\C100_314000_EXISTING.dwg, Layout:EXISTING CONDITIONS PLAN - OVERALL Jan 22, 2013 david.young
XREFS: xSURVEY-110314000 xSP-110314000 xTBLK_PSP-110314000 XTBLK_ARCH-110314000
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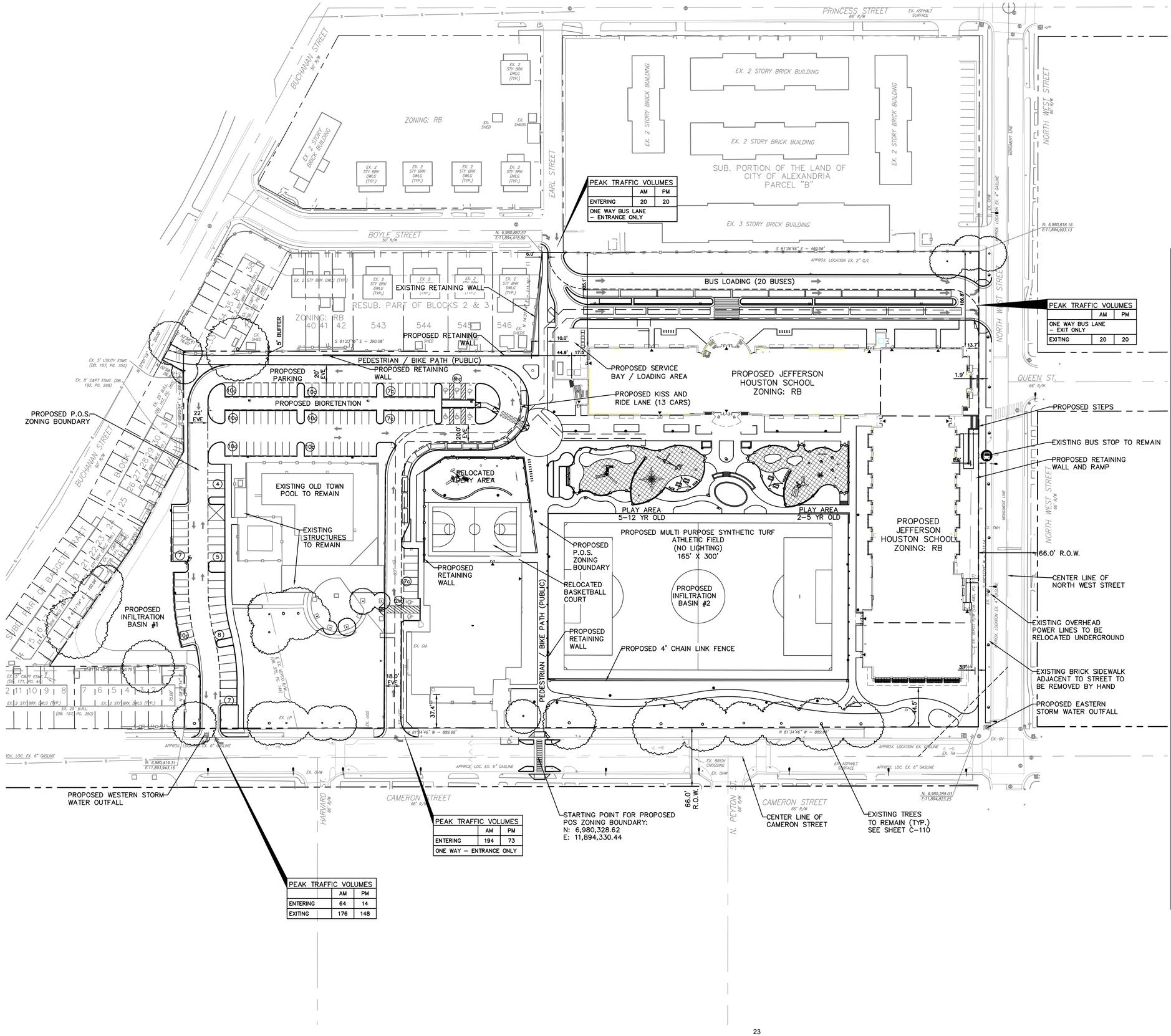

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CHARLOTTESVILLE, VA 22902
P 434.296.5584 F 434.296.4496
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PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

SITE PLAN - OVERALL

C2.0

K:\NVA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\CAMP - FSP2 Set\C200 SITE PLAN - OVERALL.dwg, Layout: C200 SITE PLAN - OVERALL, Jan 23, 2013 - david.young
KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 - Copyright
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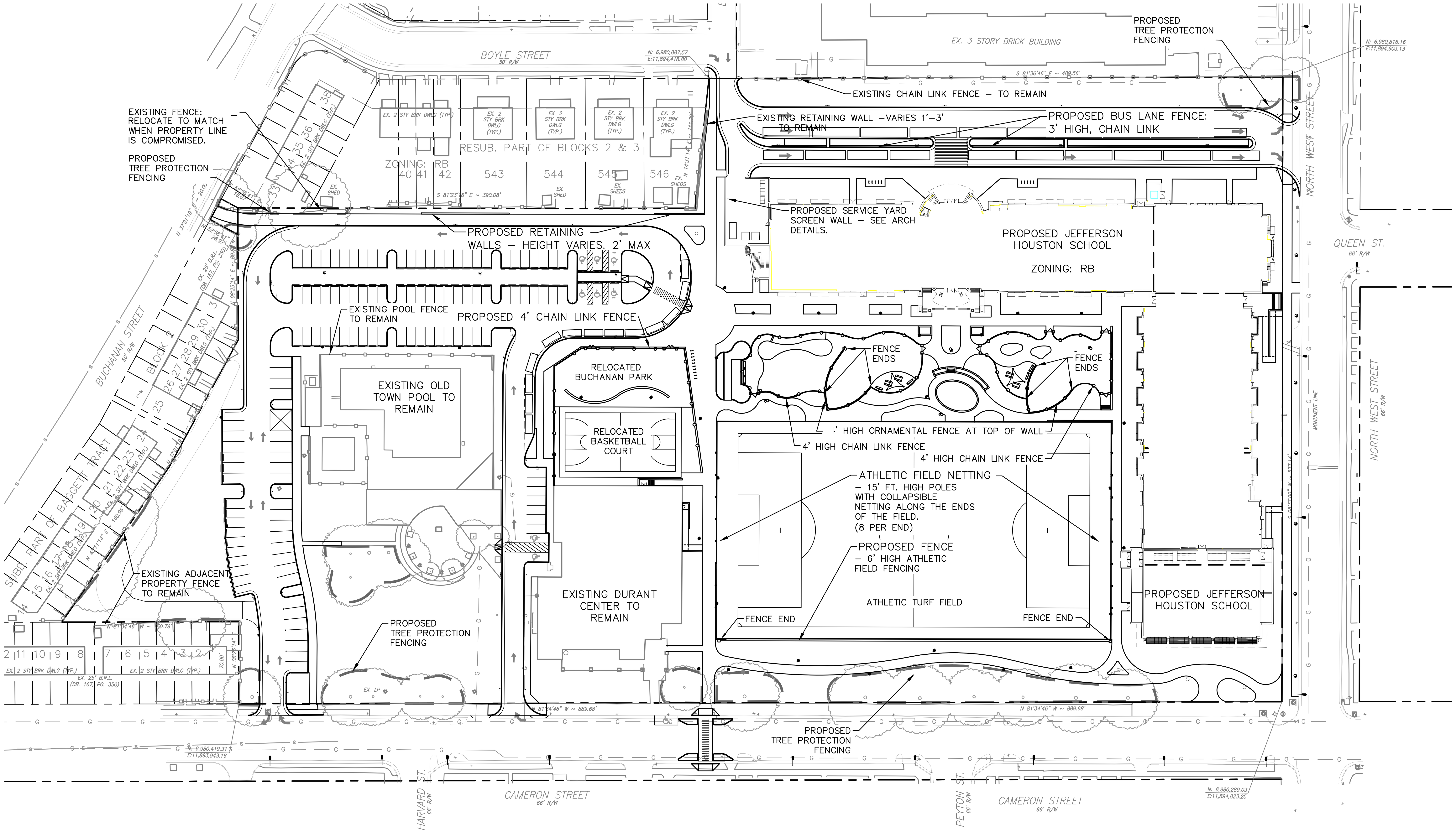

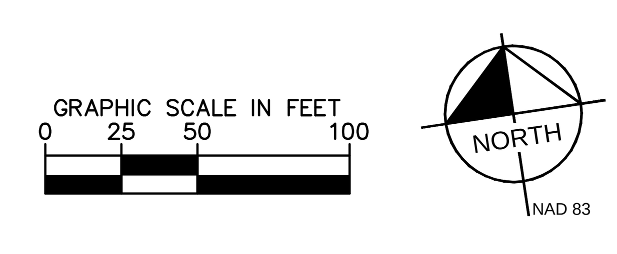

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Jefferson-Houston Pre K - 8 School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

DESIGN ENGINEER AND LANDSCAPE ARCHITECT:
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PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

SITE FENCING PLAN

C210

K:\NVA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\GMP – FSP2 Set\C210_314000_FENCING PLAN.dwg, Layout:SITE FENCING PLAN Jan 23, 2013 david.young
XREFS: xSURVEY-110314000 x110314000_BASE xTBLK_PSP-110314000 xTBLK_ARCH-110314000 oSURF-FG-110314000 oSURF-EG-110314000 xrefLANDSCAPE_7-13-12
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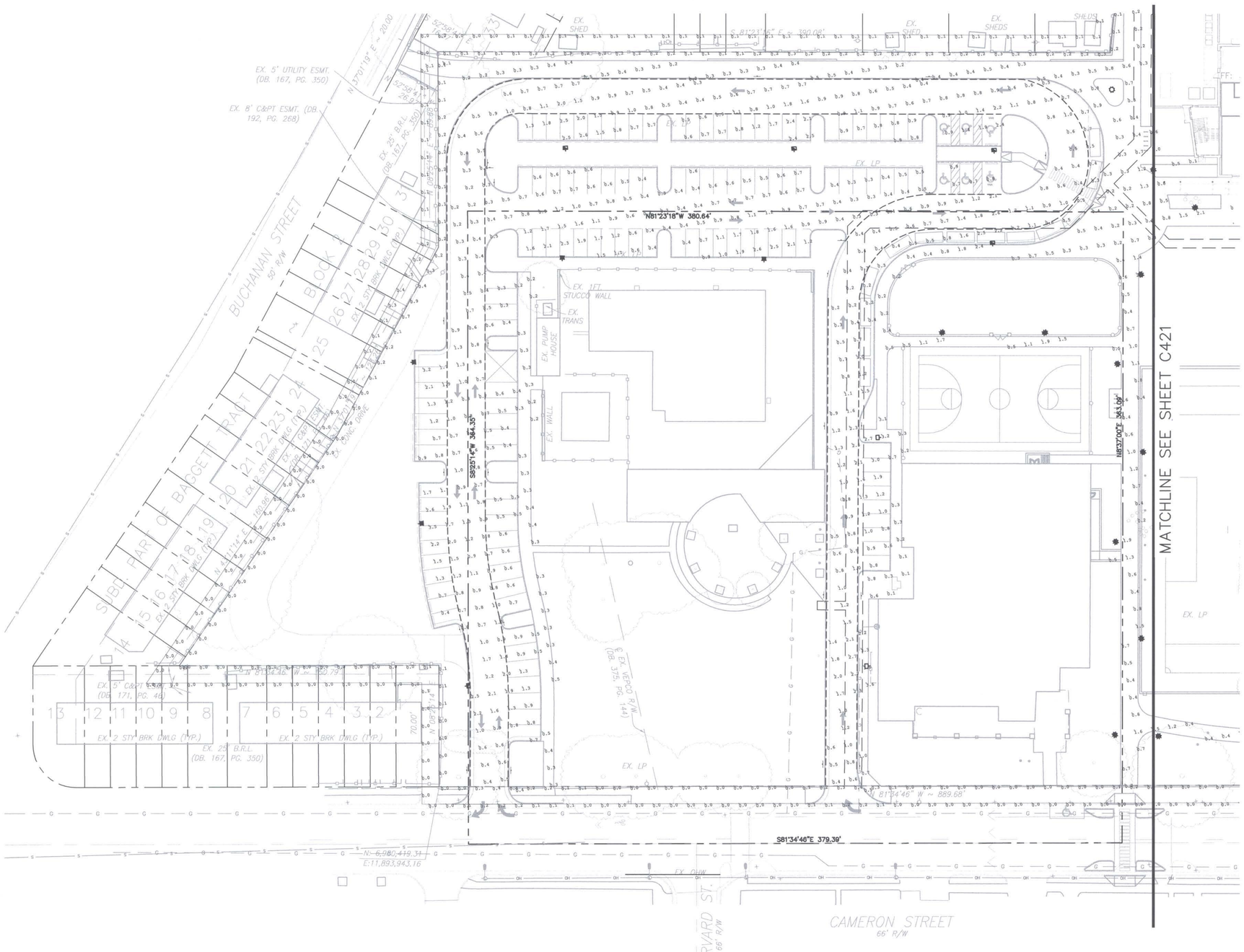

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NOT FOR CONSTRUCTION

K:\VAB_SYSTEMS\LIGHTING\Jefferson-Houston\CADD\314000_SITE_1.dwg, Layout:PRELIMINARY LIGHTING SITE PLAN - 1 Dec 14, 2012 bryon.larsen
XREFS: x10314000_BASE_xSURVEY-10314000_xTBLK_PSP-10314000_xTBLK_ARCH-10314000_xLighting12_13_12
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CHARLOTTESVILLE, VA 22902
P 434.296.5684 F 434.296.4496
www.vmdo.com

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1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

COMMONWEALTH OF VIRGINIA
JEREMY R. GRUZD
Lic. No. 047771
12/14/12
PROFESSIONAL ENGINEER

LIGHTING DESIGN ENGINEER:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

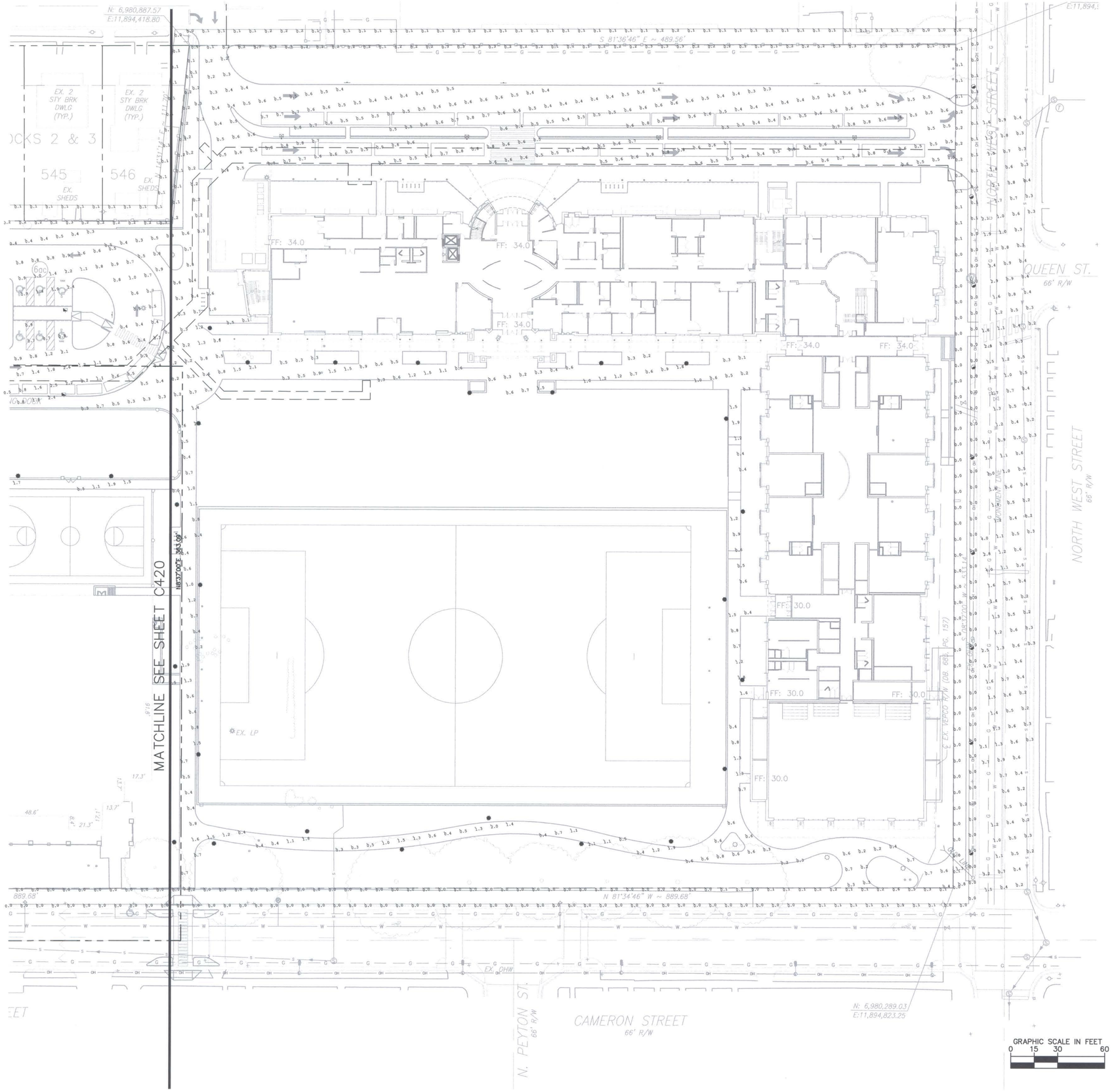
Checked By	JRG
Drawn By	KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

PHOTOMETRIC SITE PLAN - 1

C420



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PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By	JRG
Drawn By	KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

PHOTOMETRIC SITE PLAN - 2

NOT FOR CONSTRUCTION

C421

K:\VAB_SYSTEMS\LIGHTING\Jefferson-Houston\CADD\314000_SITE_2.dwg, Layout:PRELIMINARY SITE PLAN - 2 Dec 14, 2012 bryan.larsen
XREFS: xr13314000_BASE xSURVEY-113314000 xTBLK_PSP-113314000 xTBLK_ARCH-113314000 xLighting12_13_12 xrefLANDSCAPE_7-13-12
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Luminaire Schedule						
Symbol	Qty	Description	Arrangement	Total Lamp Lumens	LLF	BUG Rating
	5	BetaLED Type 3 120LED 132W Edge Luminiare w/ 350mA Driver Mounted at 25FT	SINGLE	6931	0.810	B1-U0-G2
	4	BetaLED Type 4 120LED 132W Edge Luminaire w/ 350mA Driver Mounted at 25FT	SINGLE	6865	0.810	B1-U0-G2
	2	BetaLED Type 2 120LED 132W Edge Luminaire w/ 350mA Driver Mounted at 25FT	SINGLE	7084	0.810	B1-U0-G1
	27	BetaLED Type 2 18LED Pathway Bollard 32W LED Luminaire w/ 525mA Driver Mounted at 10FT	SINGLE	1320	0.810	B1-U1-G0
	4	BetaLED Type 5 18LED Pathway Bollard 22W LED Luminaire w/ 350mA Driver Mounted at 10FT	SINGLE	1069	0.810	B1-U1-G0
	9	DVP Decorative Colonial Acorn 100W HPS Luminaire Mounted at 14FT	SINGLE	9500	0.720	B2-U3-G2
	4	BetaLED Type 5 120LED 204W Edge Luminaire w/ 525 mA Driver Mounted at 25FT	SINGLE	9323	0.810	B4-U0-G2
	9	Existing DVP Enclosed Drop Lens 70W HPS Luminaire w/ 6FT Arm Mounted at 25FT	SINGLE	6500	0.720	B1-U3-G2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Bus Loading Zone	Illuminance	Fc	0.55	0.8	0.2	2.75
North West Street	Illuminance	Fc	1.03	4.0	0.2	5.15
Parking Lot and Drive Aisles	Illuminance	Fc	0.94	3.5	0.2	4.70
Pedestrian Walkway	Illuminance	Fc	0.68	3.6	0.1	6.80
* Property Line - Horizontal	Illuminance	Fc	0.11	0.9	0.0	N.A.
* Property Line - Vertical	Illuminance	Fc	0.06	0.4	0.0	N.A.
* Property Line (10' Beyond) - Horizontal	Illuminance	Fc	0.05	0.4	0.0	N.A.

* Note: Property Line Spill Over Values Are Calculated In The Absence Of Street Lighting

Site Lighting Power Density Calculation						
Site Lighting Fixture	Total Fixtures	Fixture Power (Watts)	Total Fixture Power (Watts)	Site Location	Site Area (SF) / Walkway Distance (LF)	LPD (W/SF)/ LPD (W/LF)
BetaLED Edge Type 2	2	132	264	Parking Lot / Drive Aisles	54702 (SF)	0.0048 (W/SF)
BetaLED Edge Type 3	5	132	660	Parking Lot / Drive Aisles	54702 (SF)	0.0121 (W/SF)
BetaLED Edge Type 4	4	132	528	Parking Lot / Drive Aisles	54702 (SF)	0.0097 (W/SF)
BetaLED Edge Type 5	4	204	816	Bus Loading Zone	22619 (SF)	0.0360 (W/SF)
BetaLED Pathway Type 2	27	32	864	Pedestrian Walkway	2619 (LF)	0.3299 (W/LF)
BetaLED Pathway Type 5	4	22	88	Pedestrian Walkway	2619 (LF)	0.0336 (W/LF)

Site Areas				
Identification	Site Area (SF) / Walkway Distance (LF)	ASHREA 90.1.2004 Allowable LPD	Actual LPD (From Site Lighting Table)	Complies (Yes/No)
Bus Loading Zone	22619 (SF)	0.06 (W/SF)	0.0360 (W/SF)	Yes
Parking Lot / Drive Aisles	54702 (SF)	0.06 (W/SF)	0.0266 (W/SF)	Yes
Pedestrian Walkway	2619 (LF)	0.70 (W/LF)	0.3635 (W/LF)	Yes

AREA / PARKING LUMINAIRE

FIXTURE:

MANUFACTURER:

BETALED
1200 92ND STREET
STURTEVANT, WI 53177
TEL: (800)236-6800
WWW.BETALED.COM

MODEL:

EDGE AREA - BLACK
120LED
*SEE LUMINAIRE SCHEDULE FOR MOUNTING HEIGHT, DISTRIBUTION, WATTAGE, AND DRIVER INFORMATION.

POLE:

MANUFACTURER:

BETALED
1200 92ND STREET
STURTEVANT, WI 53177
TEL: (800)236-6800
WWW.BETALED.COM

MODEL:

CROWN-WELD SQUARE STRAIGHT
STEEL POLE
PS4S25S - BLACK
25FT MOUNTING HEIGHT

PEDESTRIAN LUMINAIRE

FIXTURE:

MANUFACTURER:

BETALED
1200 92ND STREET
STURTEVANT, WI 53177
TEL: (800)236-6800
WWW.BETALED.COM

MODEL:

EDGE - PATHWAY
18LED
*SEE LUMINAIRE SCHEDULE FOR MOUNTING HEIGHT, DISTRIBUTION, WATTAGE, AND DRIVER INFORMATION.

ROADWAY LUMINAIRE

FIXTURE:

DOMINION VIRGINIA POWER
STANDARD DECORATIVE COLONIAL.

POLE:

DOMINION VIRGINIA POWER
STANDARD BLACK DECORATIVE ROUND TAPERED FLUTED COMPOSITE - 14FT LUMINAIRE MOUNTING HEIGHT

K:\VAB_SYSTEMS\LIGHTING\Jefferson-Houston\CADD\314000_Summaries.dwg Layout:PRELIMINARY LIGHTING SITE PLAN - 1 Dec 14, 2012 bryan.lorsen
XREFS: x:\10314000_BASE_SURVEY-110314000 xTBLK_PSP-110314000 xTBLK_ARCH-110314000 xLighting10_24_12
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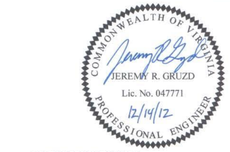
Jefferson-Houston Pre K - 8 School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084



LIGHTING DESIGN ENGINEER:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By JRG
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

PHOTOMETRIC SUMMARIES

NOT FOR CONSTRUCTION

C422

MANUFACTURER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

MODEL:
CLASSIC SERIES
MODEL # CR-96 (6' LENGTH)
W/ VERTICAL SLATS, BACKREST AND TWO SIDE HANDRAILS
COLOR: BLACK
OR APPROVED EQUAL

NOTES:
1. BENCHES TO BE PERMANENTLY AFFIXED TO A HARDSCAPE SURFACE
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

1 BENCH
NTS

MANUFACTURER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

MODEL:
IRONSITES
MODEL # SD-42 (36 GAL.)
W/ SIDE DOOR
LID: 'DOME-TOP'
PROVIDE CORRESPONDING PLASTIC INTERIOR LINER W/ EACH
COLOR: BLACK POWDER COAT (RAL9005)
OR APPROVED EQUAL

NOTES:
1. RECEPTACLES TO BE PERMANENTLY AFFIXED TO HARDSCAPE SURFACE
2. LOCATE RECEPTACLES WITHIN 5' OF BENCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

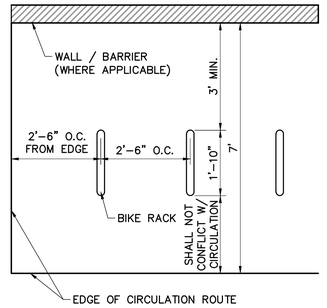
2 RECEPTACLE
NTS

MANUFACTURER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

MODEL:
CYCLE SENTRY SERIES
MODEL # BRWS-101
COLOR: BLACK
OR APPROVED EQUAL

NOTES; BIKE RACKS TO BE IMBEDDED IN PAVEMENT

3 INVERTED U BICYCLE RACK
NTS



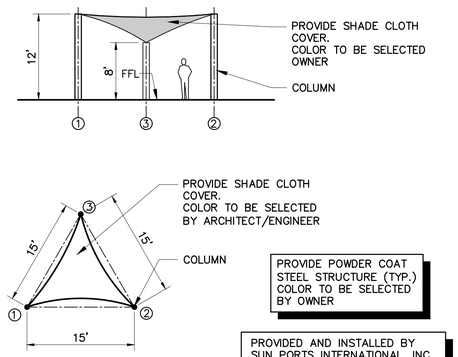
4 BICYCLE RACK - PLAN
1/2"=1'-0"

MANUFACTURER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

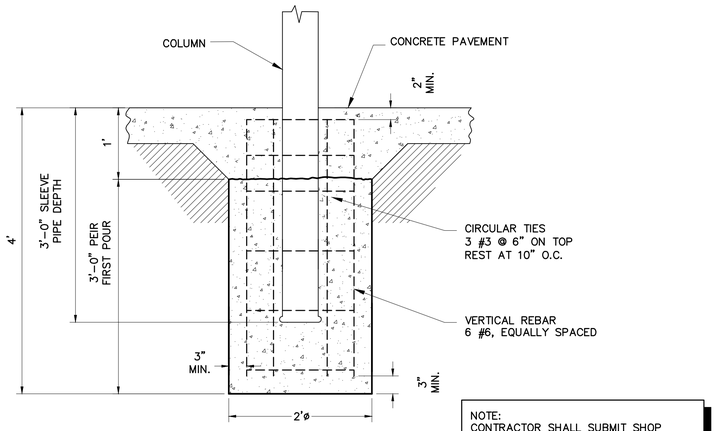
MODEL:
GREENSITES SERIES
MODEL # CM-565 (6' LENGTH)
STEEL COLOR: BLACK POWDER COAT
SLAT COLOR: GRAY

NOTES:
1. TABLES TO BE PERMANENTLY AFFIXED TO A HARDSCAPE SURFACE
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

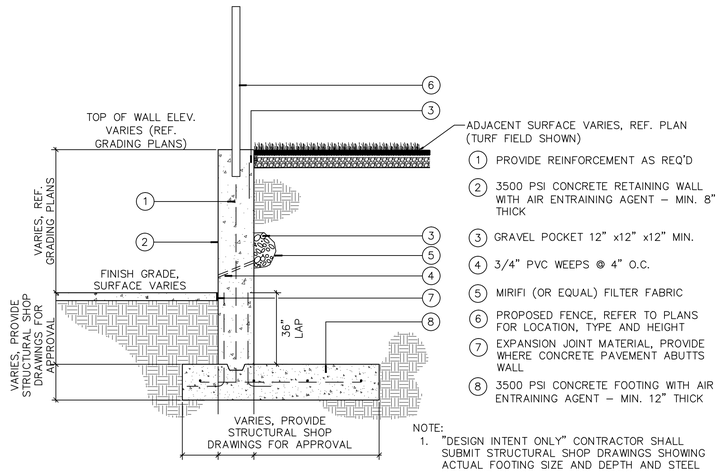
5 PICNIC TABLE
NTS



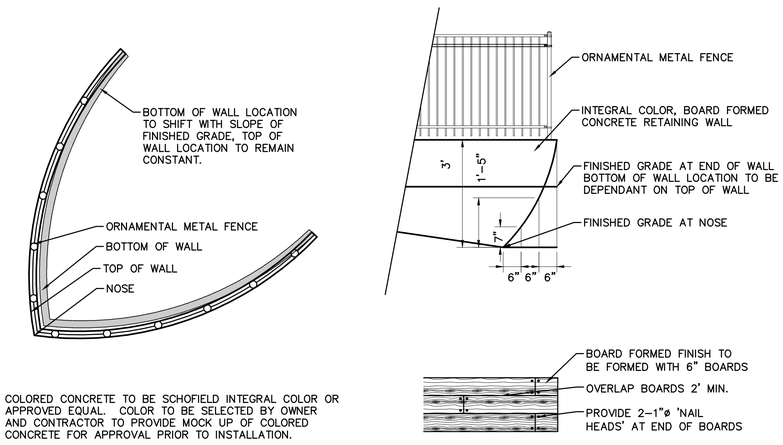
6 3 POINT SHADE SAIL
1" = 10'



7 SHADE SAIL FOOTING
1" = 1'-0"



8 CONCRETE RETAINING WALL
NTS



9 DECORATIVE CONCRETE RETAINING WALL
NTS

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PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

CONSTRUCTION DETAILS

C501

K:\NVA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\GMP - FSP2 Set\C500_314000_CONSTRUCTION DETAILS.dwg, Layout:CONSTRUCTION DETAILS Jan 23, 2013 david.young
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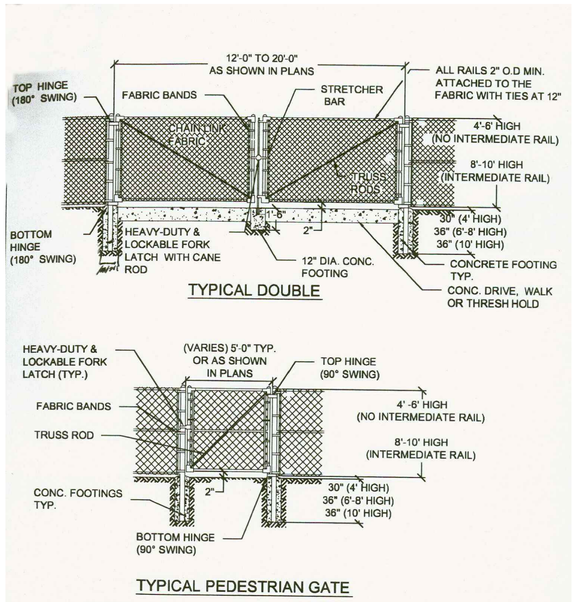
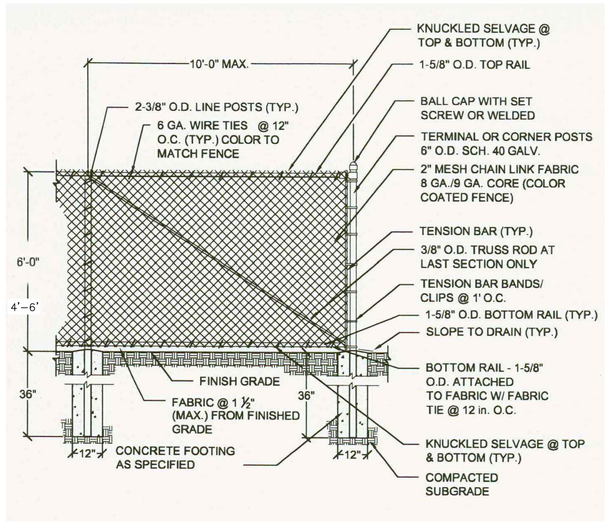


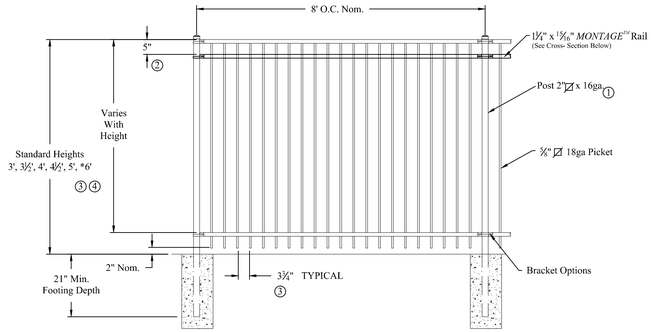
NOTES:
1. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG EDGES FOR ALL TYPES CHAIN LINK INSTALLATIONS.
2. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
3. PROVIDE 6" O.D. TERMINAL POSTS FOR ALL CHAIN LINK FENCE GATES.
4. FABRIC AND POST COLOR TO BE BLACK VINYL-COATED PER SPECIFICATIONS.
5. PROVIDE VDOT CLASS A3 CONCRETE FOR ALL FOOTINGS.
6. RAILINGS TO BE INSTALLED ON EXTERIOR SIDE OF FENCE.
7. ALL GATES SHALL HAVE FABRIC ON BOTH SIDES OF FENCE TO PREVENT CLIMBING ON TRUSS RODS OR INTERMEDIATE RODS.

1 CHAIN LINK FENCE GATE
SCALE: N.T.S.

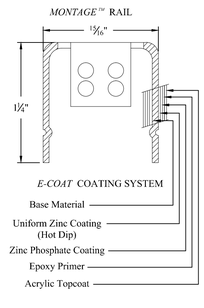


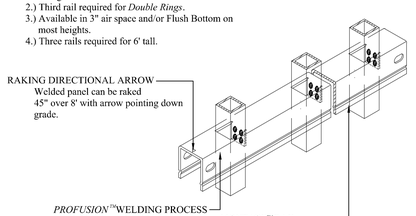
NOTES:
1. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG EDGES FOR ALL TYPES CHAIN LINK INSTALLATIONS.
2. ALL CONCRETE FOOTINGS AROUND POSTS AT GROUND LINE SHALL BE MOUNDED & SLOPED FOR POSITIVE DRAINAGE.
3. PROVIDE 6" O.D. TERMINAL, CORNER POSTS, INTERSECTIONS CHANGES IN DIRECTION AND 200 LIN. FT. FOR ALL CHAIN LINK FENCE GATES.
4. FABRIC AND POST COLOR TO BE BLACK VINYL-COATED PER SPECIFICATIONS.
5. PROVIDE 6 GA. WIRE TIES @ 12" O.C. (TYP.) COLOR TO MATCH FENCE
6. PROVIDE VDOT CLASS A3 CONCRETE FOR ALL FOOTINGS.
7. TRUSS RODS TO BE INSTALLED ON EXTERIOR SIDE OF FENCE. WHEREVER TRUSS RODS ARE CONSTRUCTED, CONTRACTOR SHALL INSTALL FABRIC ON BOTH SIDES OF THE FENCE TO PREVENT CLIMBING ON TRUSS RODS.
8. 4' FENCE DOES NOT REQUIRE TRUSS RODS.

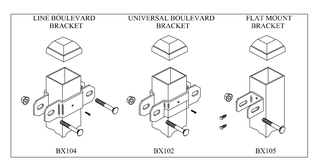
2 4'-6' CHAIN LINK FENCE WITH TERMINAL POST
SCALE: N.T.S.



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE*™ specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.



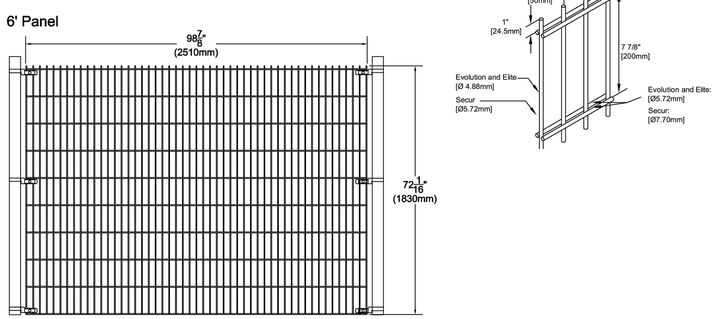




Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

3 ORNAMENTAL METAL FENCE
SCALE: 1/2" = 1'-0"

DOUBLE WIRE PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6' H) REVISION 01



SYSTÈMES DE CLÔTURES
omega II
FENCE SYSTEMS

Tel: 450-686-9600
1-800-836-6342
Fax: 450-681-5318
www.omegadeux.com

4 ATHLETIC FIELD FENCE
SCALE: N.T.S.

GILL
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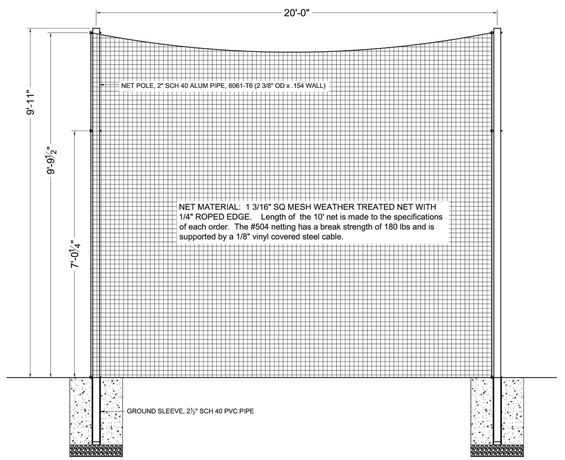
807 - 10' BALL STOPS WITH GROUND SLEEVES
POLE AND NET INSTALLATION



1. Set the assembled poles into the ground sleeves.

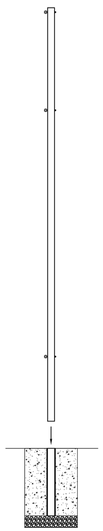
2. To minimize sag, the net is supported by a vinyl coated steel cable. To install the cable, weave it in and out through every 5th net opening just below the top edge of the net. When finished, the loops at each end of the cable should be even with the ends of the net. Install a cable along the bottom of the net in the same fashion.

3. The quick links attached to the cable ends will secure the net to the end poles. Rotate these poles so the eye bolts line up with the net. Set all the other poles so the eyebolts are at 90 degrees to the net.

4. Very long cables may come in two or more sections. Sections are joined with the attached quick links. If poles are correctly spaced at 20', the center pole should line up with the cable joint. For ball stops with an even number of poles, the lengths of the cable sections may differ to allow the joint to be at a pole.

5. To ensure the net is evenly spaced when it is installed, stretch the net out flat in front of the net poles. Using a measuring tape place a snap hook at the top and bottom of the net every 20' or match the pole spacing center to center. Snap hooks should engage both the net edge rope and the cable.

6. Lift the net and attach it to the eyebolts at the top and bottom of the poles using the snap hooks.



NOTICE: All installations should be conducted by experienced contractors and in accord with all applicable codes, laws and regulations. Suggested instructions herein are illustrative only and should be adapted to suit local requirements. Gill Track and Field is not responsible for the manner in which these products are installed.

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05-03-12
807 spec

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807_inst2

5 BALL STOP NETTING
SCALE: N.T.S.

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1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

DESIGN ENGINEER AND LANDSCAPE ARCHITECT:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

CONSTRUCTION DETAILS

C505

K:\NVA_LAL\P\110314000 Jefferson-Houston School\CAD\PlanSheets\GMP - FSP2 Set\C505_314000_FENCING DETAILS.dwg, Layout: CONSTRUCTION DETAILS Jan 23, 2013 - 4:37pm, ryan.dodd
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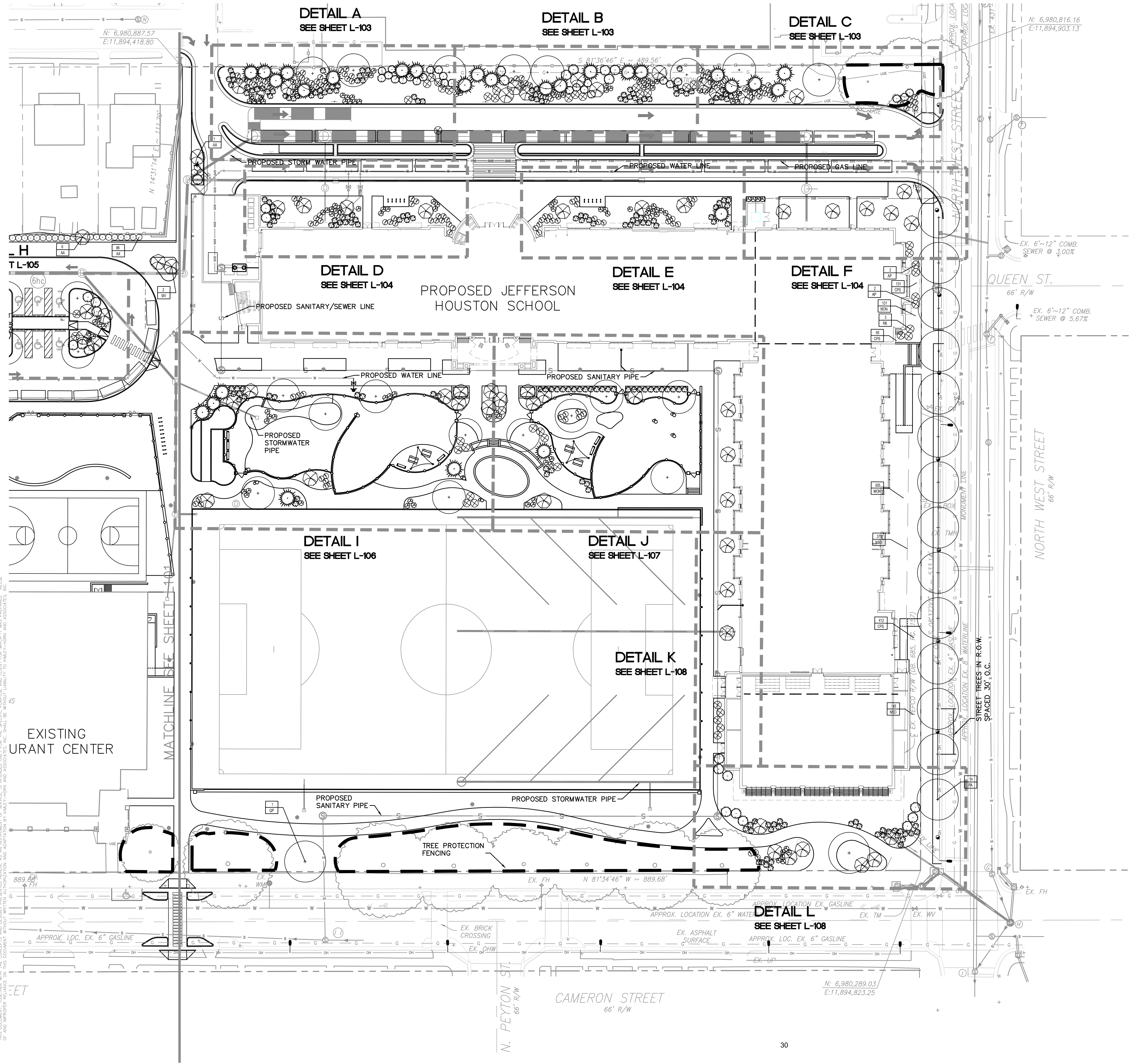

K:\NVA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\GMP – FSP2 Set\L100_314000_DD LANDSCAPE.dwg, Layout:LANDSCAPE PLAN – 2 Jan 23, 2013 david.young
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LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FENCE
- EXISTING LIGHT STANDARD
- EXISTING POWER POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS LINE
- GAS METER
- SIGN POST
- EXISTING TREE TO REMAIN
- PROPOSED FENCE

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PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

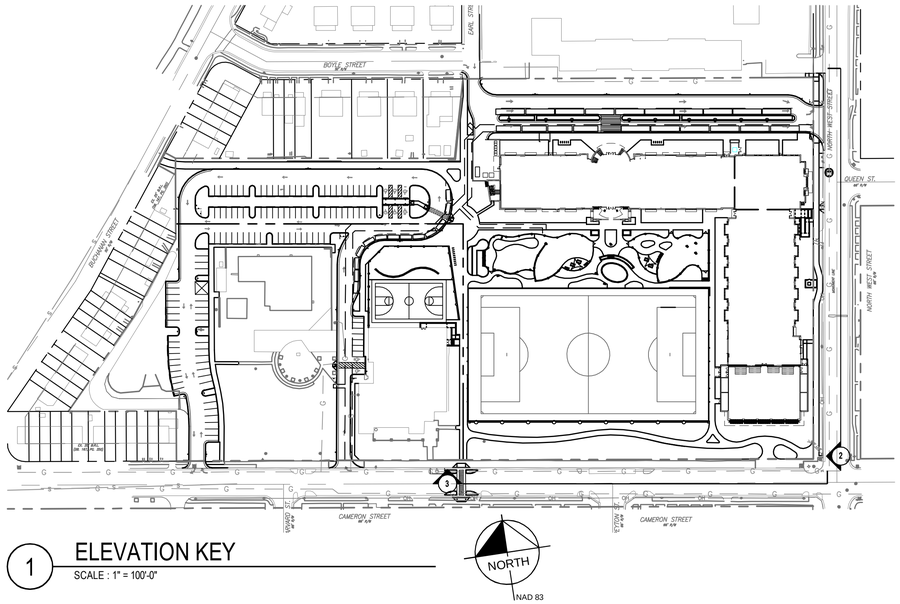
Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

LANDSCAPE PLAN - 2

L102



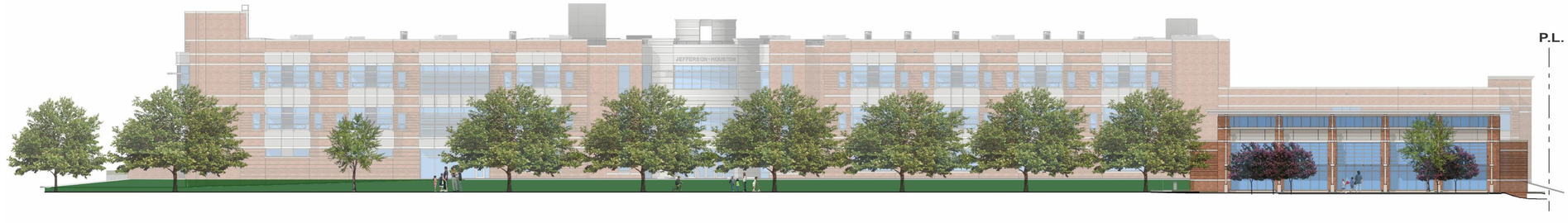
1 ELEVATION KEY

SCALE : 1" = 100'-0"

P.L.

2 EAST ELEVATION

SCALE: 1" = 20'-0"



P.L.

3 SOUTH ELEVATION

SCALE: 1" = 20'-0"

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Checked By KVH
Drawn By KHA

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LANDSCAPE ELEVATIONS

L201

K:\VNVA_ALP\103140\00 Jefferson-Houston School\CAD\PlanSheets\GMP - FSP2 Set\L200_314000_LANDSCAPE SECTIONS.dwg, Layout:LANDSCAPE ELEVATIONS Feb 19, 2013 david.young
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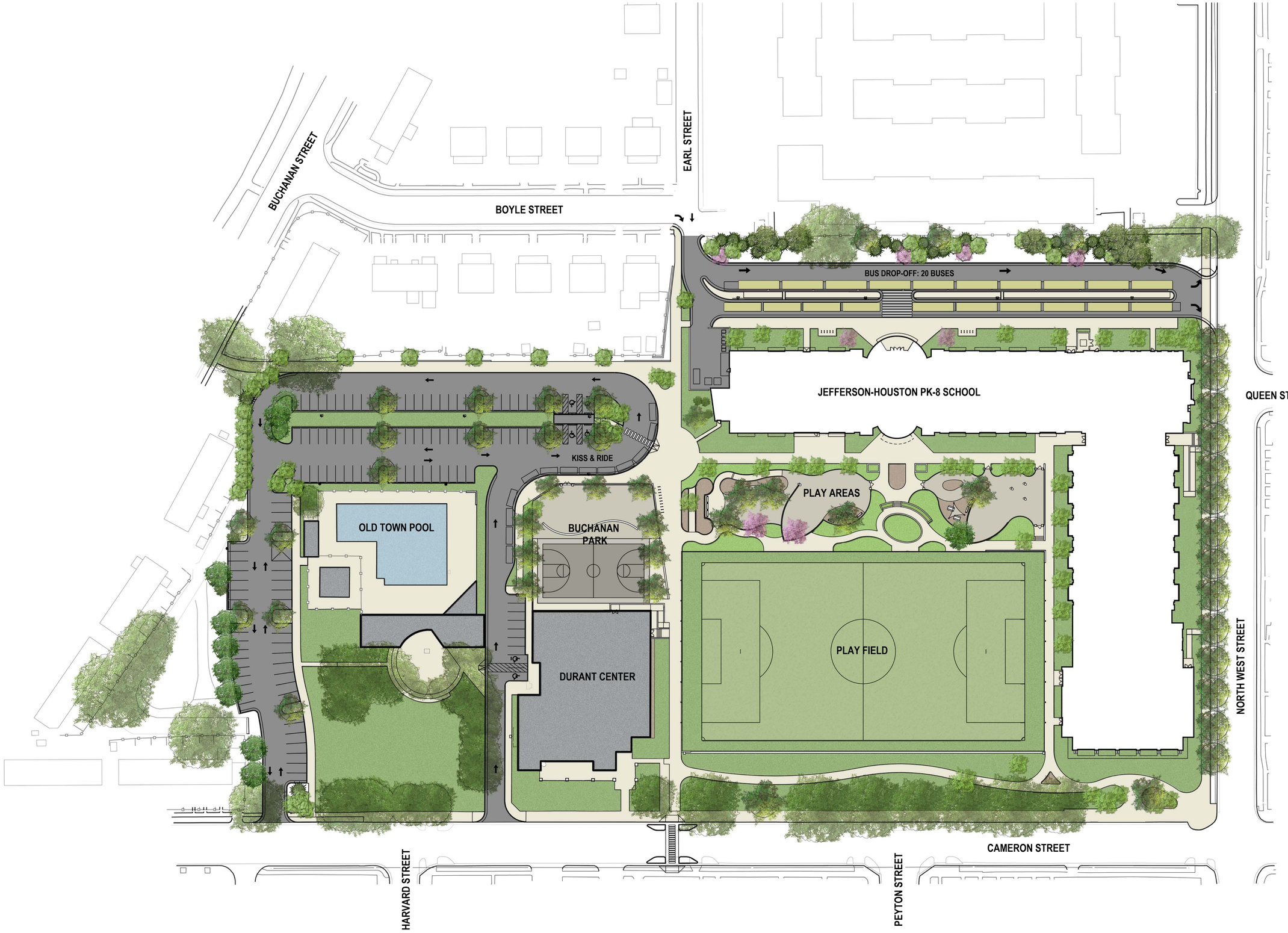

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VMDO Project Number 1084

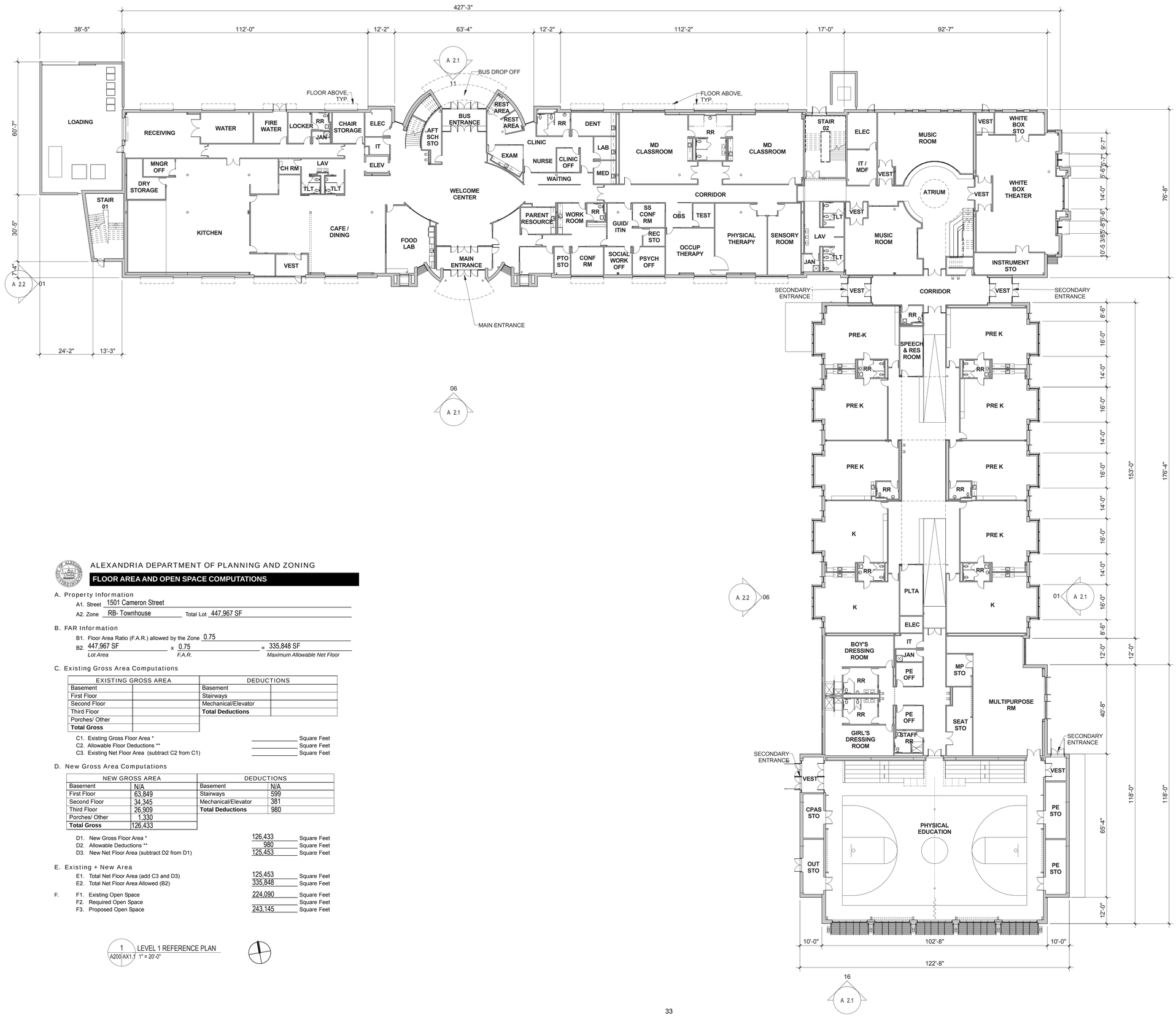
ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

ARCHITECTURAL SITE PLAN

SCALE: 1"=40'-0"

A0.1



ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street 1501 Cameron Street

A2. Zone RB- Townhouse Total Lot 447,967 SF

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.75

B2. 447,967 SF (Lot Area) x 0.75 (F.A.R.) = 335,848 SF (Maximum Allowable Net Floor)

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		**Total Deductions**	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	N/A	Basement	N/A
First Floor	63,849	Stairways	599
Second Floor	34,345	Mechanical/Elevator	381
Third Floor	26,909	**Total Deductions**	980
Porches/ Other	1,330		
Total Gross	126,433		

D1. New Gross Floor Area * 126,433 Square Feet

D2. Allowable Deductions ** 980 Square Feet

D3. New Net Floor Area (subtract D2 from D1) 125,453 Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) 125,453 Square Feet

E2. Total Net Floor Area Allowed (B2) 335,848 Square Feet

F. F1. Existing Open Space 224,090 Square Feet

F2. Required Open Space _____ Square Feet

F3. Proposed Open Space 243,145 Square Feet

1 A200 A1.1 LEVEL 1 REFERENCE PLAN 1" = 20'-0"

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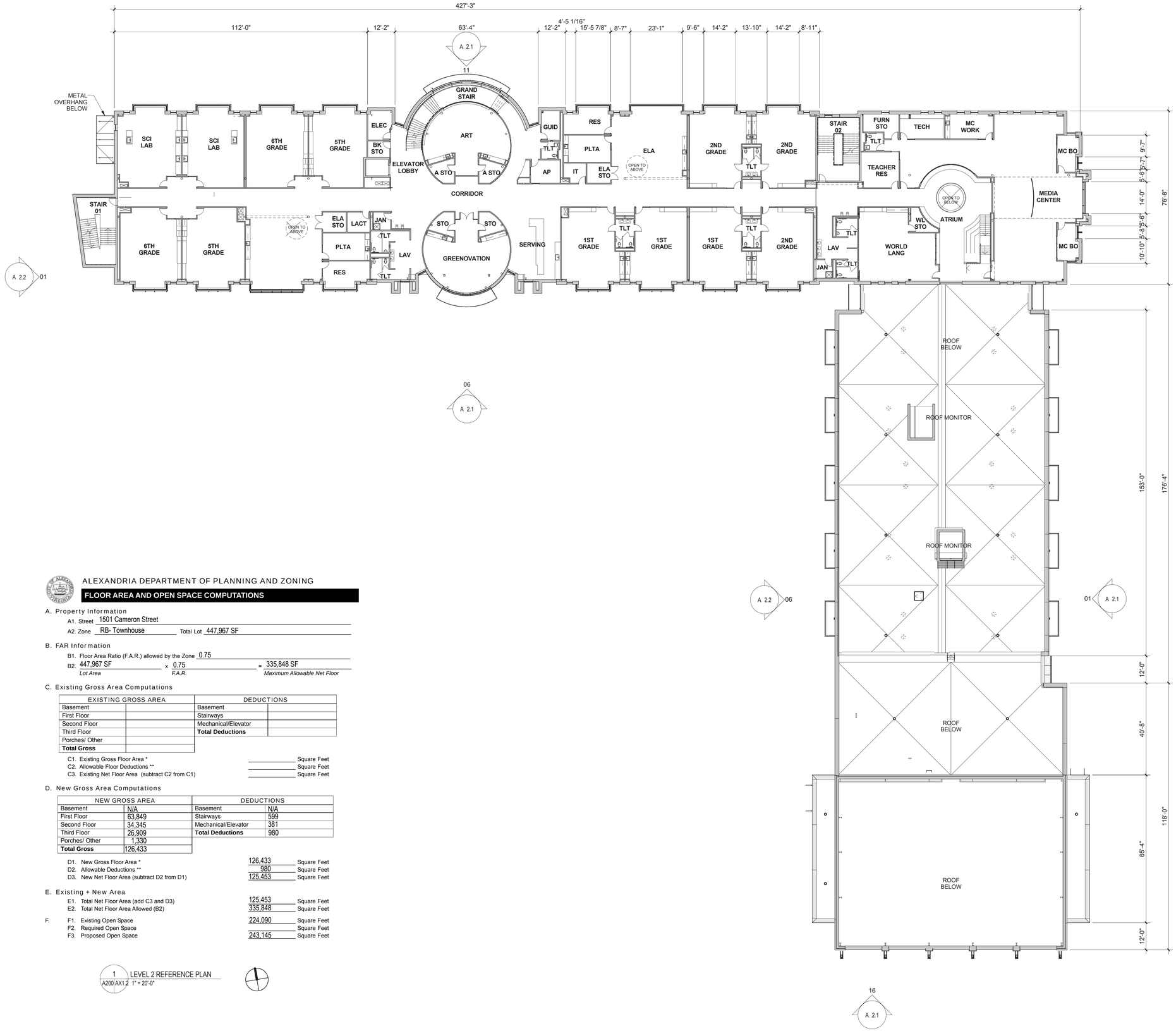
LEVEL 1 REFERENCE PLAN

A1.1



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EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		**Total Deductions**	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	N/A	Basement	N/A
First Floor	63,849	Stairways	599
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E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) 125,453 Square Feet

E2. Total Net Floor Area Allowed (B2) 335,848 Square Feet

F. F1. Existing Open Space 224,090 Square Feet

F2. Required Open Space _____ Square Feet

F3. Proposed Open Space 243,145 Square Feet

1 / A200 AX1.2 LEVEL 2 REFERENCE PLAN 1" = 20'-0"

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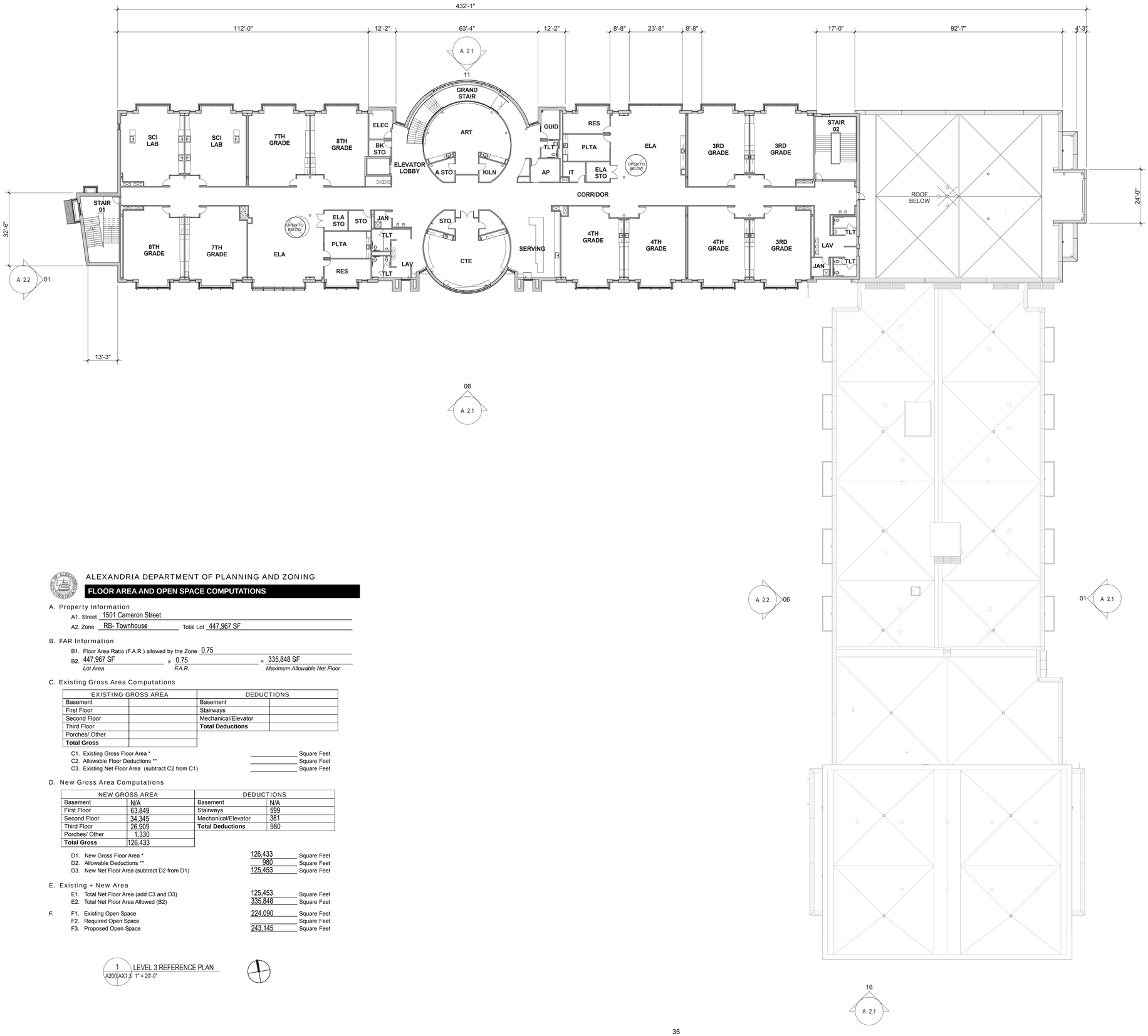
LEVEL 2 REFERENCE PLAN

A1.2



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B2. 447,967 SF (Lot Area) x 0.75 (F.A.R.) = 335,848 SF (Maximum Allowable Net Floor

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		**Total Deductions**	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	N/A	Basement	N/A
First Floor	63,849	Stairways	599
Second Floor	34,345	Mechanical/Elevator	381
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Porches/ Other	1,330		
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E. Existing + New Area

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E2. Total Net Floor Area Allowed (B2) 335,848 Square Feet

F. F1. Existing Open Space 224,090 Square Feet

F2. Required Open Space _____ Square Feet

F3. Proposed Open Space 243,145 Square Feet

1 / A200 AX1.3 LEVEL 3 REFERENCE PLAN 1" = 20'-0"

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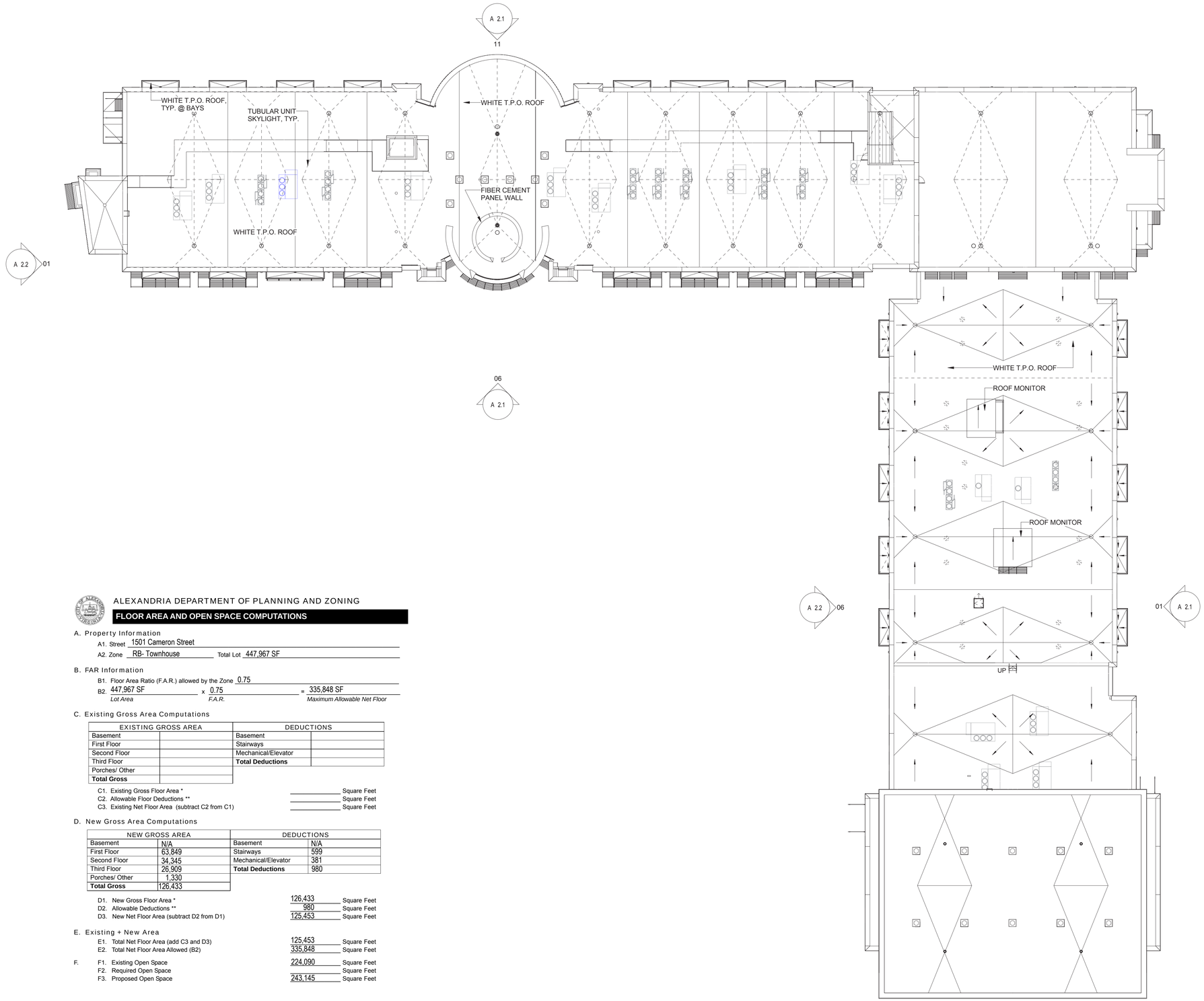
LEVEL 3 REFERENCE PLAN

A1.3



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B2. 447,967 SF (*Lot Area*) x 0.75 (*F.A.R.*) = 335,848 SF (*Maximum Allowable Net Floor*)

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		**Total Deductions**	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	N/A	Basement	N/A
First Floor	63,849	Stairways	599
Second Floor	34,345	Mechanical/Elevator	381
Third Floor	26,909	**Total Deductions**	980
Porches/ Other	1,330		
Total Gross	126,433		

D1. New Gross Floor Area * 126,433 Square Feet

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E. Existing + New Area

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E2. Total Net Floor Area Allowed (B2) 335,848 Square Feet

F.

F1. Existing Open Space 224,090 Square Feet

F2. Required Open Space _____ Square Feet

F3. Proposed Open Space 243,145 Square Feet

16 BAR_ROOF PLAN - REF
A222 AX1.4 1" = 20'-0"

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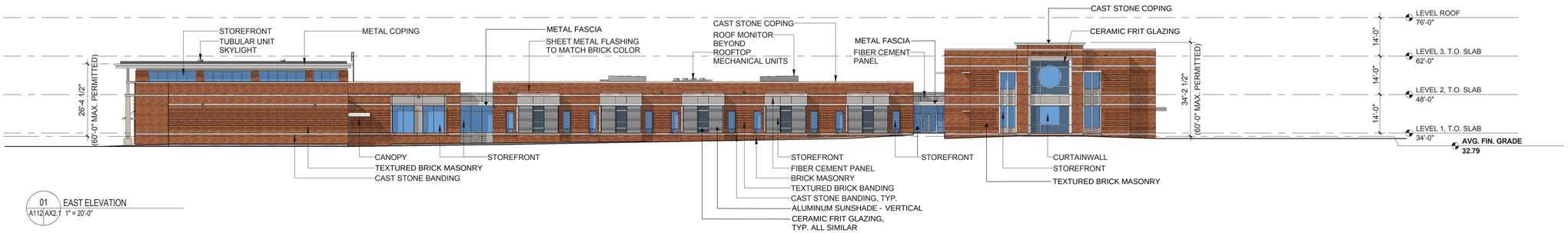
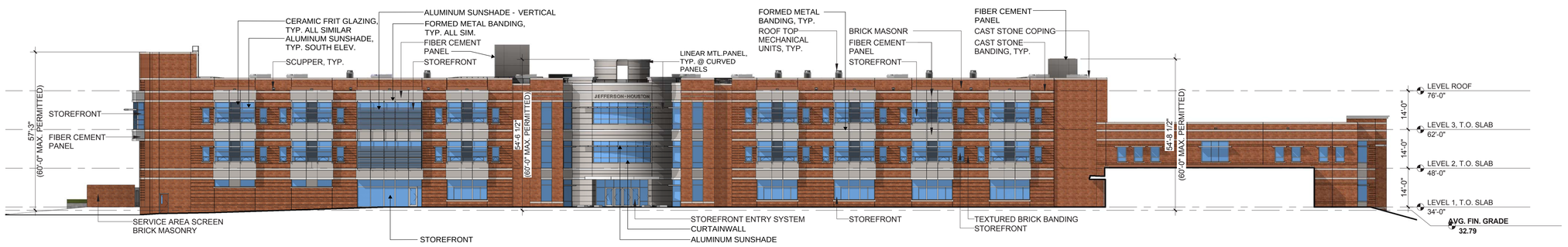
ROOF PLAN

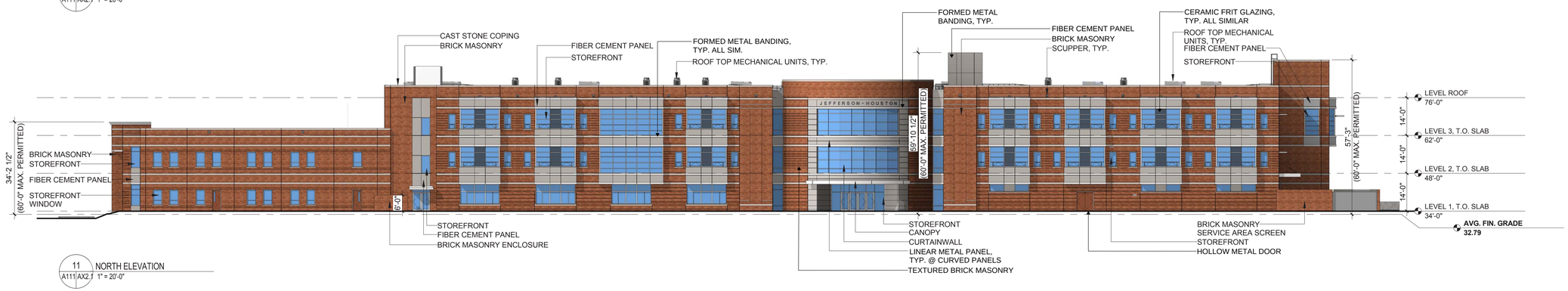
A1.4



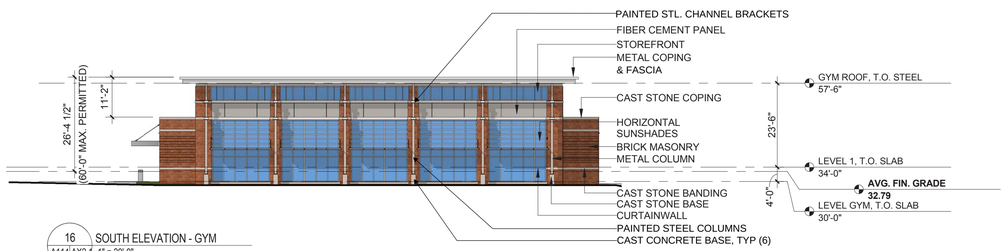
01 A112 AX2.1 EAST ELEVATION 1" = 20'-0"



06 A111 AX2.1 SOUTH ELEVATION 1" = 20'-0"



11 A111 AX2.1 NORTH ELEVATION 1" = 20'-0"



16 A114 AX2.1 SOUTH ELEVATION - GYM 1" = 20'-0"

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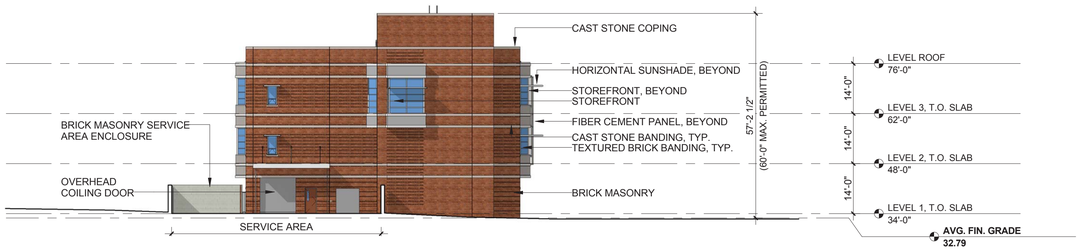
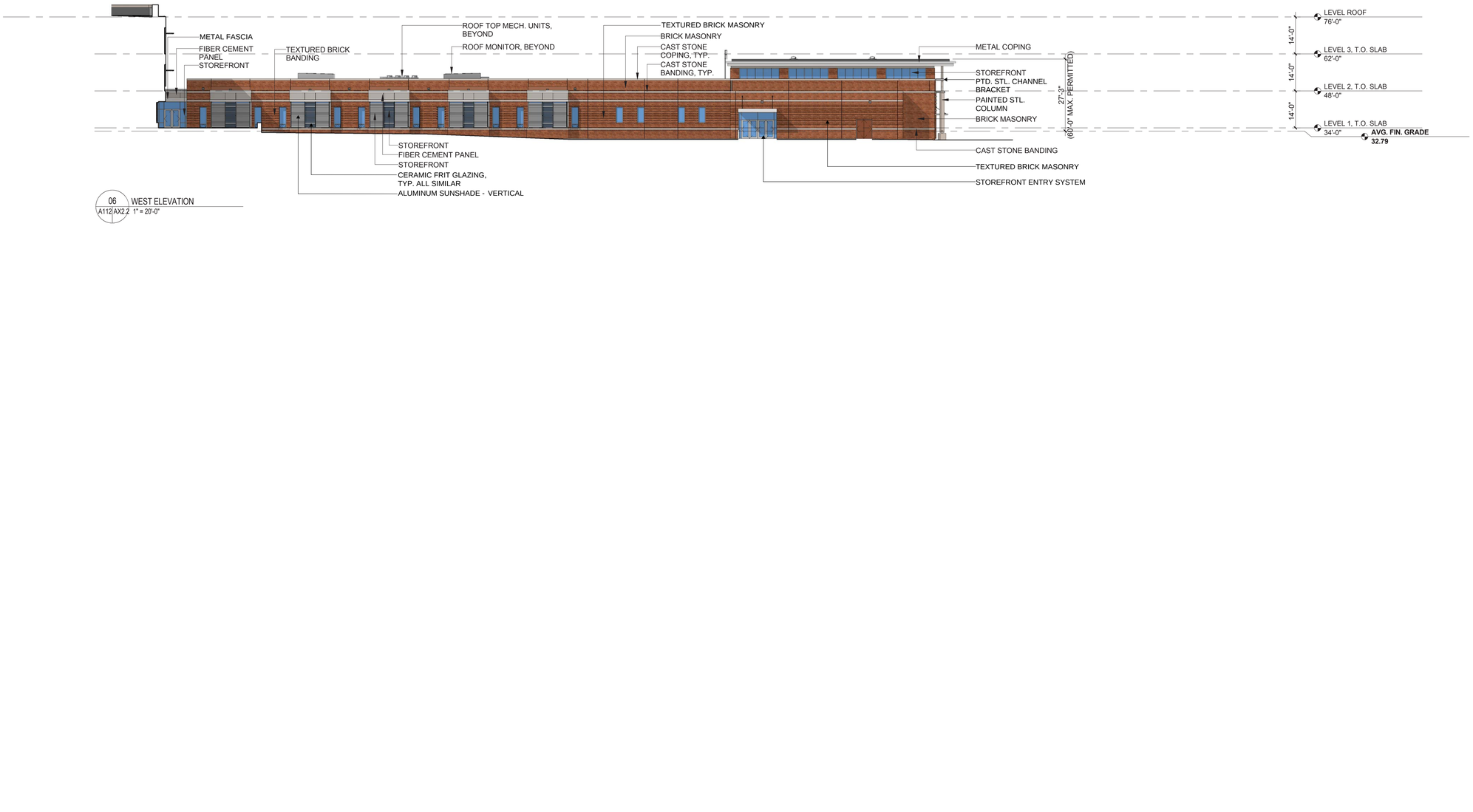
REFERENCE BUILDING ELEVATIONS

A2.1



01 WEST ELEVATION
A111 AX2.2 1" = 20'-0"



06 WEST ELEVATION
A112 AX2.2 1" = 20'-0"

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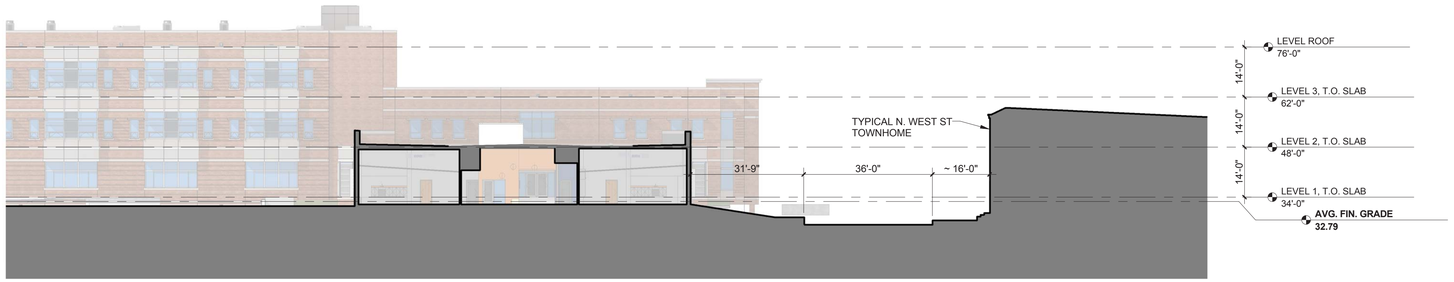
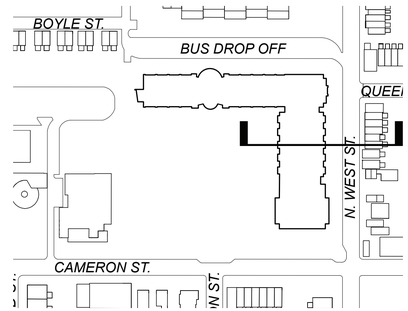
REFERENCE BUILDING ELEVATIONS

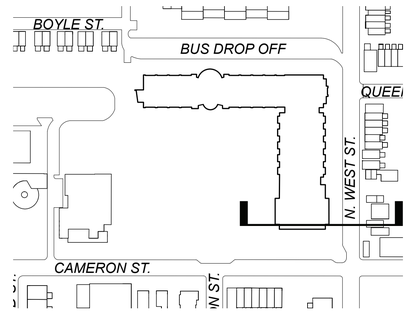
A2.2

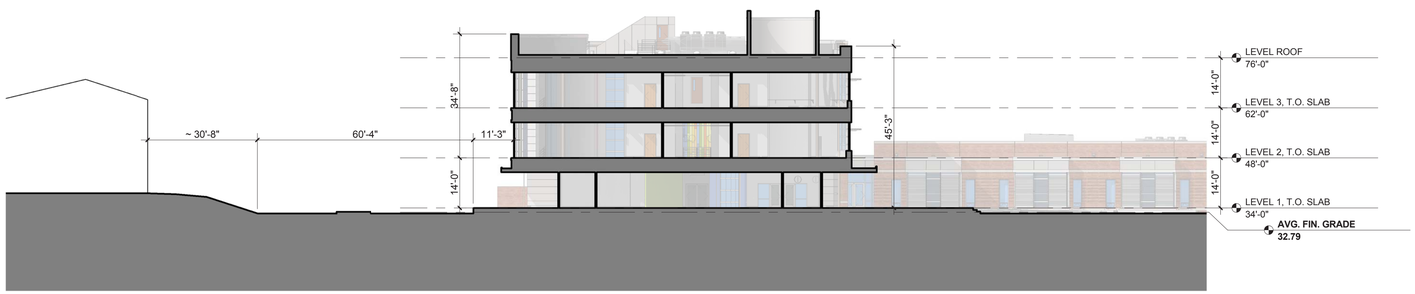


01 E-W SECTION, N. WEST ST
AX2.3 1" = 20'-0"

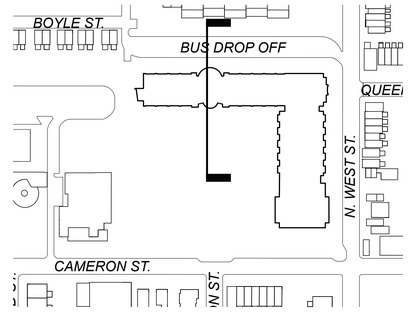


11 E-W SECTION, N. WEST ST @ GYM
A323 AX2.3 1" = 20'-0"





16 N-S SECTION, JEFFERSON VILLAGE
A131 AX2.3 1" = 20'-0"



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BUILDING SECTIONS

A2.3

1700 CAMERON ST. TO DURANT CENTER/EXISTING SCHOOL (NORTH) 1

EXISTING SCHOOL TO N. WEST ST. (NORTH) 2

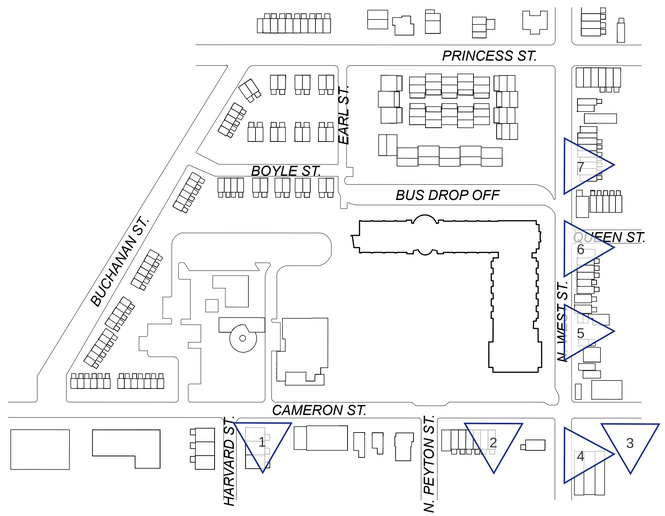
1300 CAMERON ST. (NORTH) 3

100 WEST ST. (WEST) 4

200 WEST ST. (WEST) 5

200 WEST ST. (WEST) CONT. 6

300 WEST ST. (WEST) 7



SITE CONTEXT PLAN

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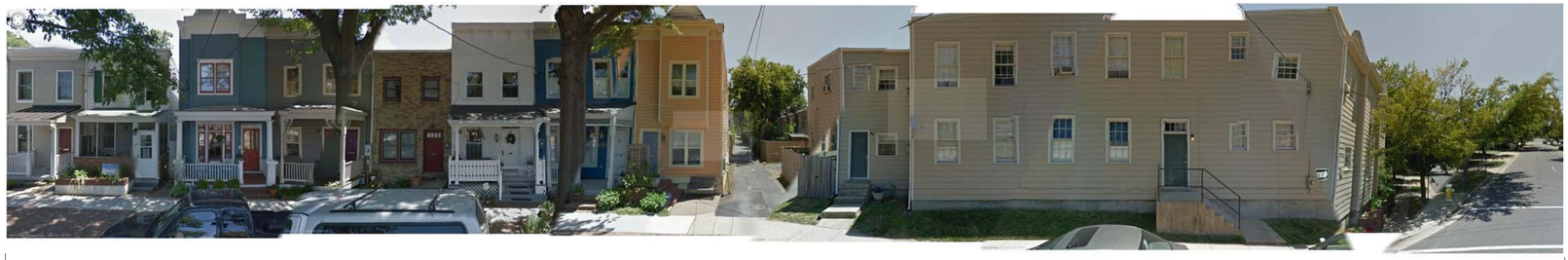
SITE CONTEXT PHOTOS

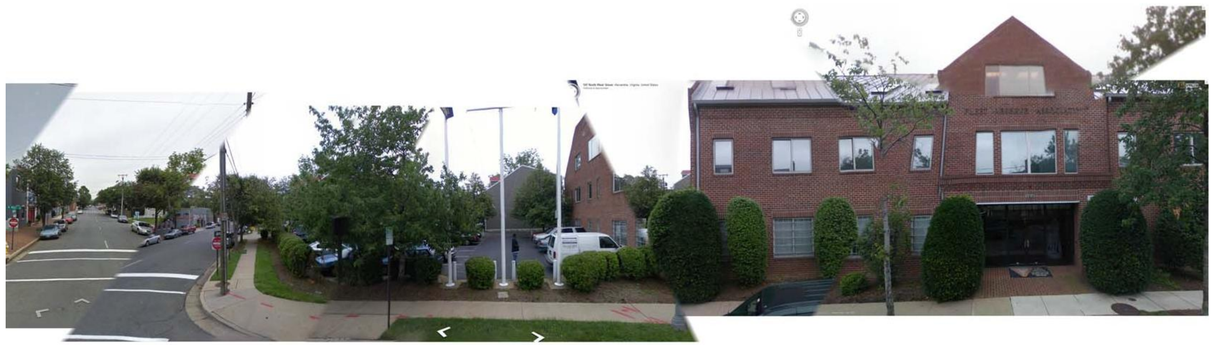
A3.1



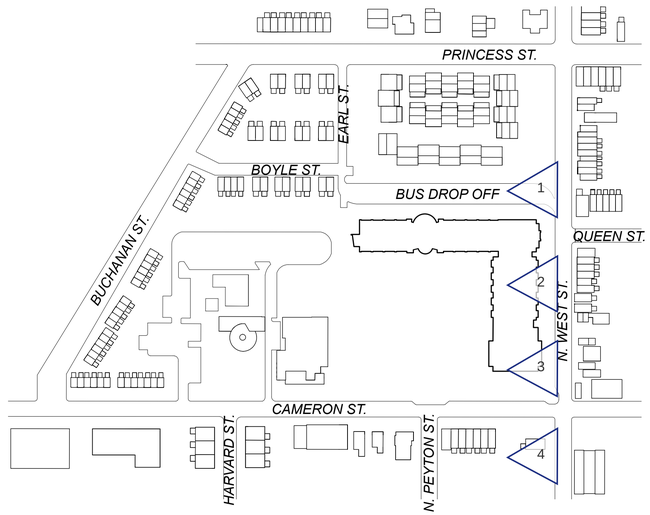
317 NORTH WEST STREET TO QUEEN STREET (EAST) 1

QUEEN STREET TO 215 NORTH WEST STREET (EAST) 2

215 NORTH WEST STREET TO CAMERON STREET (EAST) 3



CAMERON STREET TO 125 NORTH WEST STREET (EAST) 4



SITE CONTEXT PLAN

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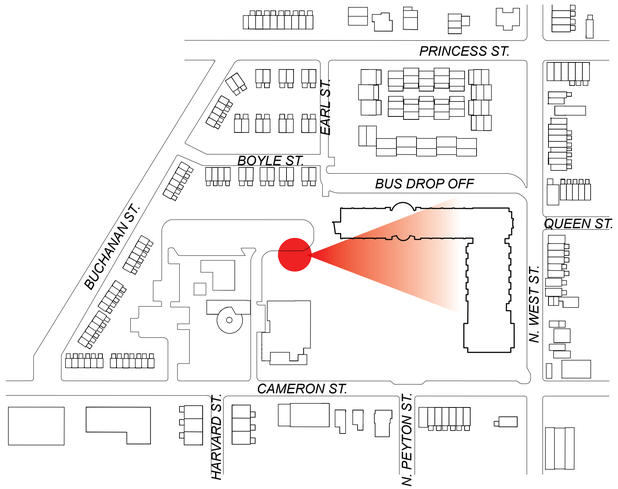
SITE CONTEXT PHOTOS

A3.2



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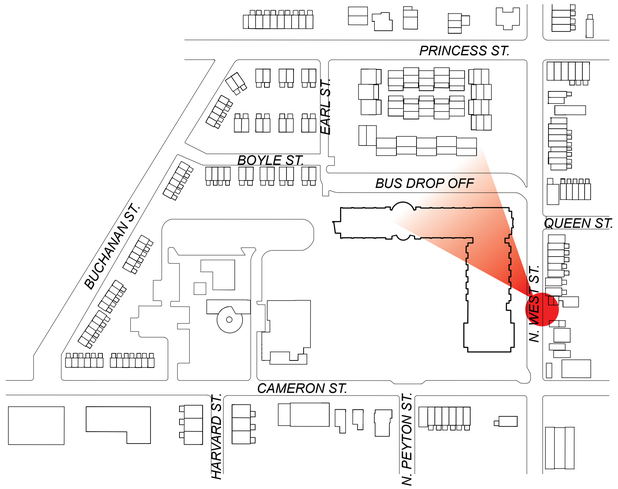
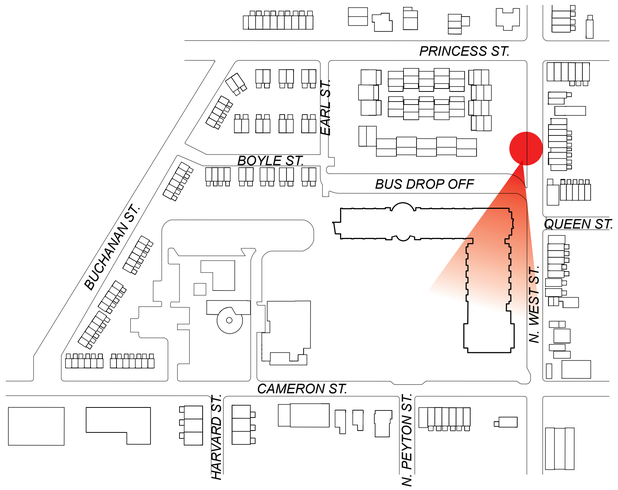
PERSPECTIVE VIEWS

A5.1





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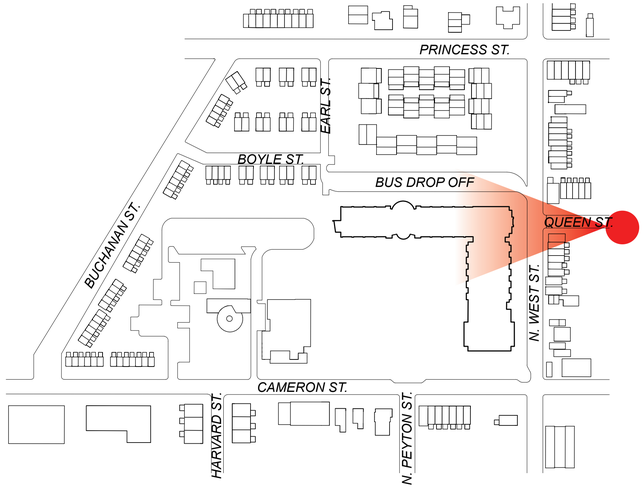
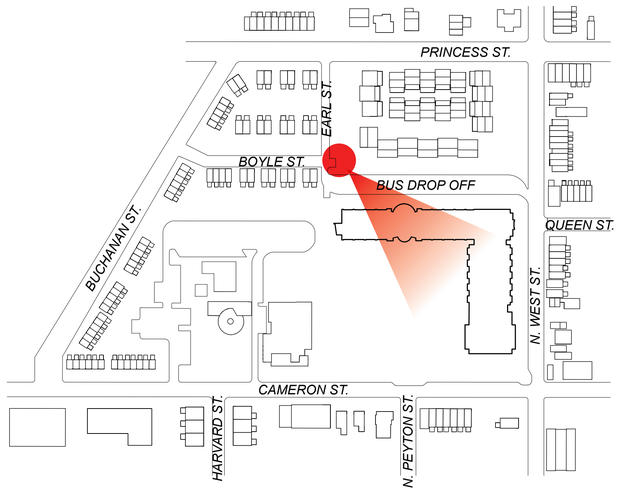
PERSPECTIVE VIEWS

A5.2





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ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

PERSPECTIVE VIEWS

A5.3

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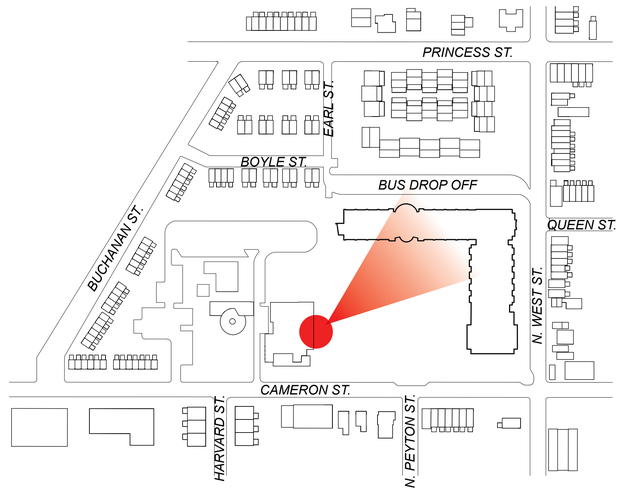
PERSPECTIVE VIEWS

A5.4



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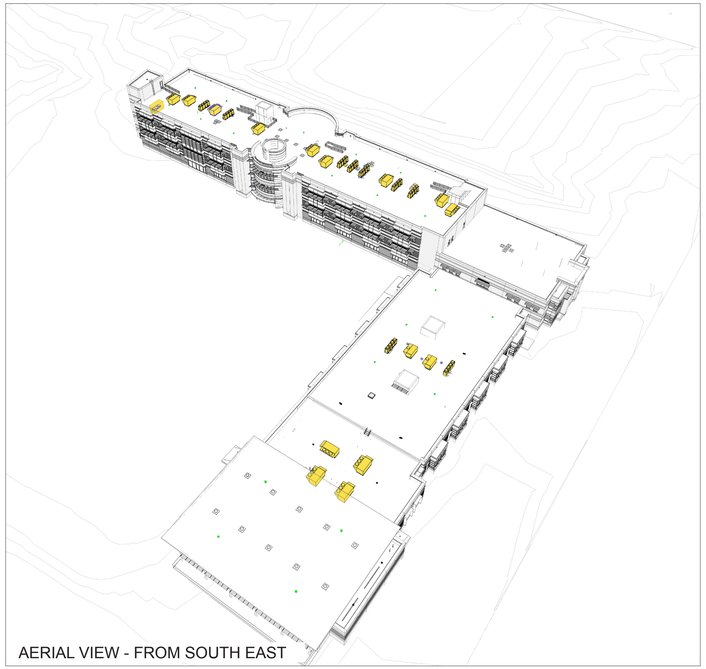
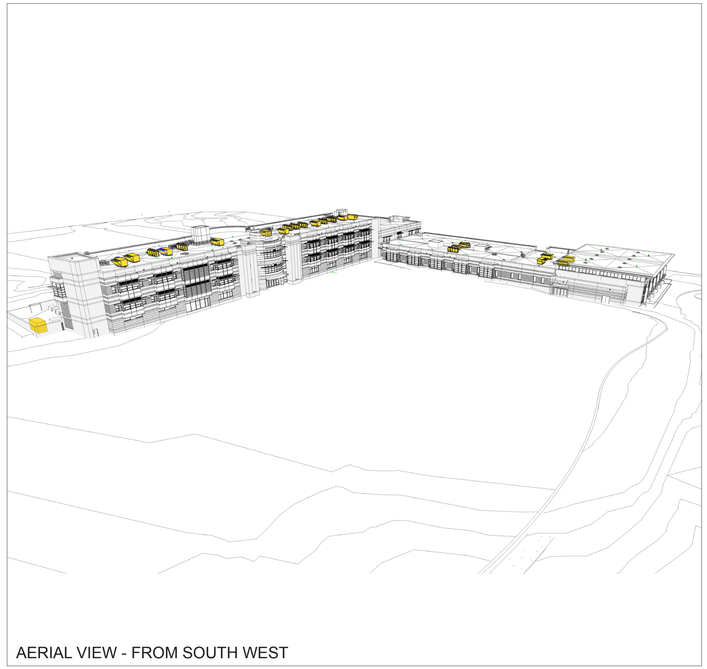
PERSPECTIVE VIEWS

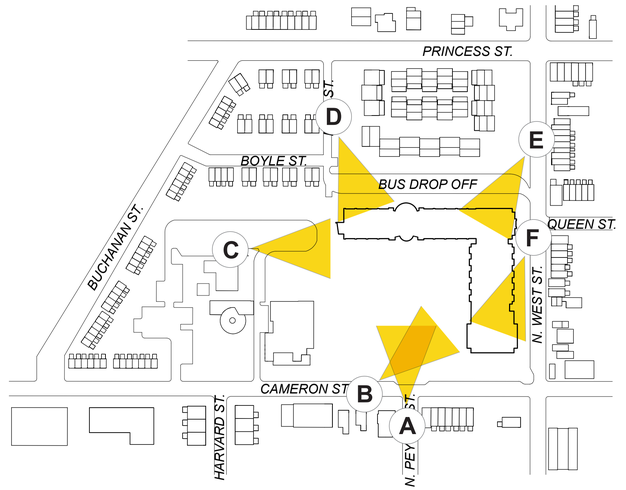
A5.5



AERIAL VIEW - FROM SOUTH EAST



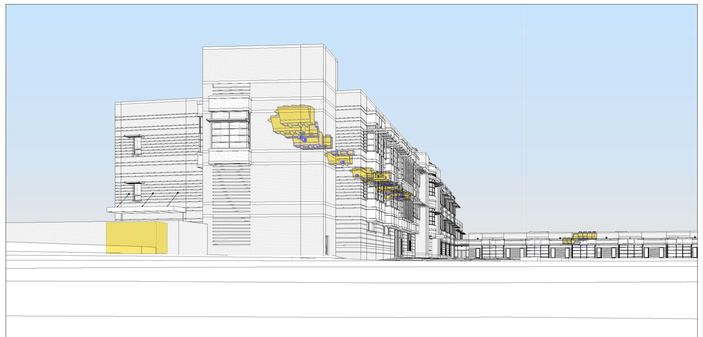
AERIAL VIEW - FROM SOUTH WEST



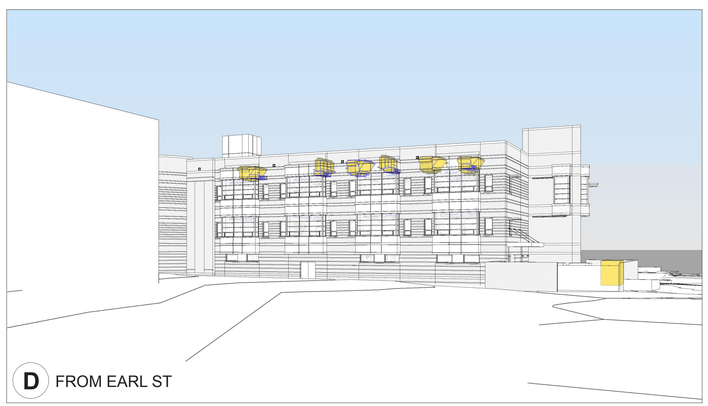
KEY PLAN

A FROM CAMERON ST

B FROM CAMERON ST

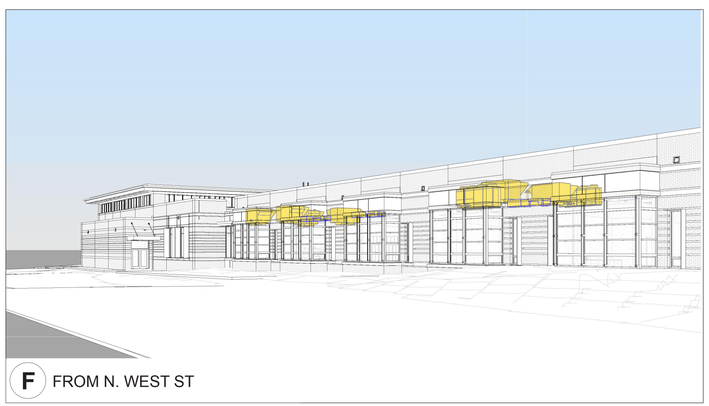


C FROM KISS & RIDE



D FROM EARL ST

E FROM N. WEST ST



F FROM N. WEST ST

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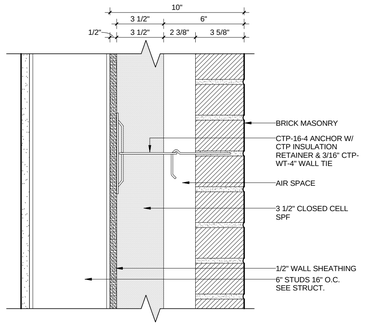
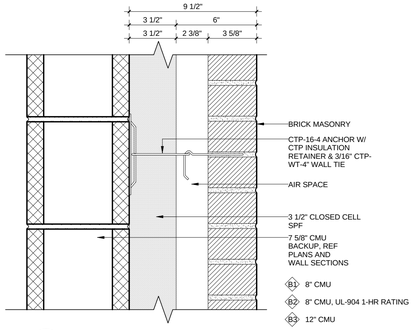
MECHANICAL UNIT PERSPECTIVE VIEWS

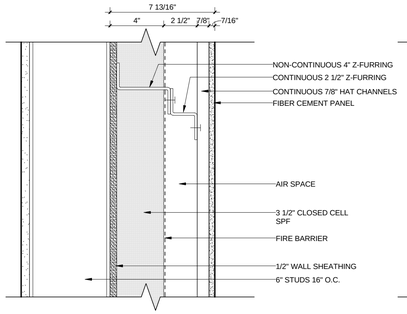
A6.1



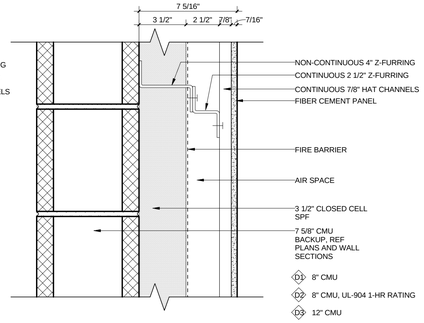
01 A400 WALL TYPE A - BRICK CAVITY WALL ON 6" CFMF BACKUP WALL
NTS



02 A400 WALL TYPE B - BRICK CAVITY WALL ON CMU BACKUP
NTS



06 A400 WALL TYPE C - FIBER CEMENT PANEL WALL ON 6" CFMF BACKUP WALL
NTS



07 A400 WALL TYPE D - FIBER CEMENT PANEL ON CMU BACKUP
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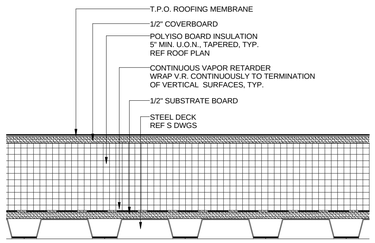

11 A400 ROOF TYPE R1 - TPO ROOFING MEMBRANE
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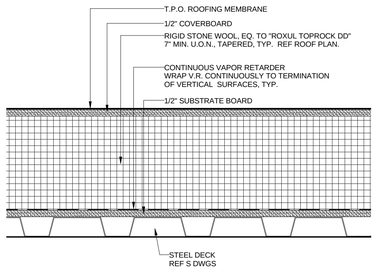

12 A400 ROOF TYPE R1 ALTERNATE - TPO ROOFING MEMBRANE
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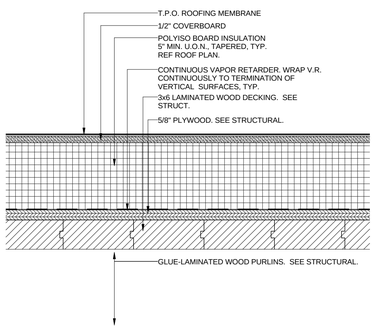

16 A400 ROOF TYPE R2 - TPO ROOFING MEMBRANE ON WOOD DECK
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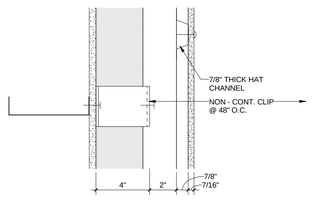

18 A400 FCP - PLAN DETAIL
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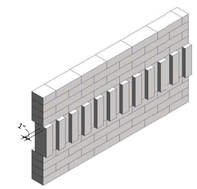

03 A400 PROJECTED SOLDIER COURSING
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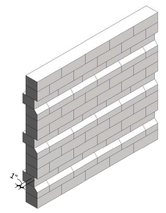

8 A400 RECESSED BRICK COURSING
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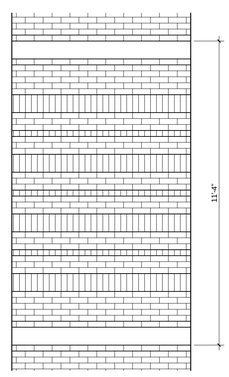

08 A400 ELEVATION - MASONRY COURSING DETAIL - A
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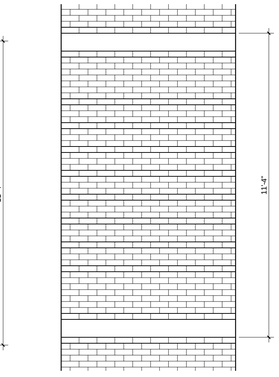

09 A400 ELEVATION - MASONRY COURSING DETAIL - B
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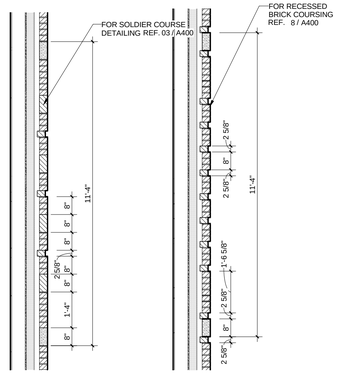

13 A400 MASONRY COURSING DETAIL - A
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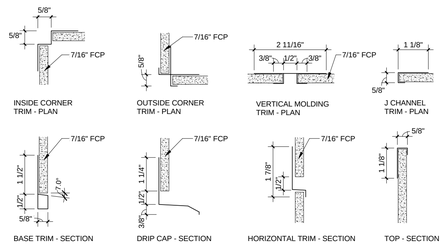
14 A400 MASONRY COURSING DETAIL - B
NTS

15 A400 BRICK SECTIONS
NTS



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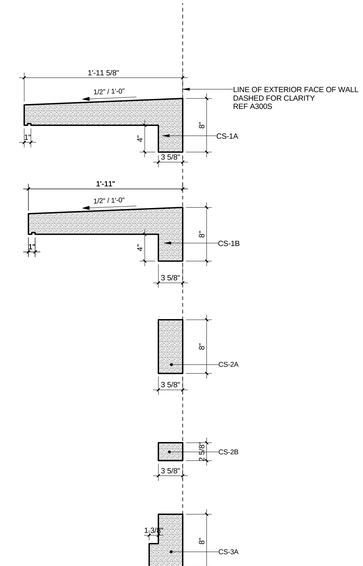

10 A400 CAST STONE TYPES
NTS

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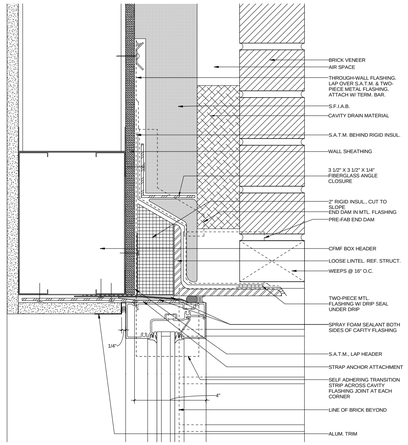
NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
2. SEE A7.2 FOR TYPICAL WINDOW OPENING AND PARAPET DETAILS.

ISSUES AND REVISIONS

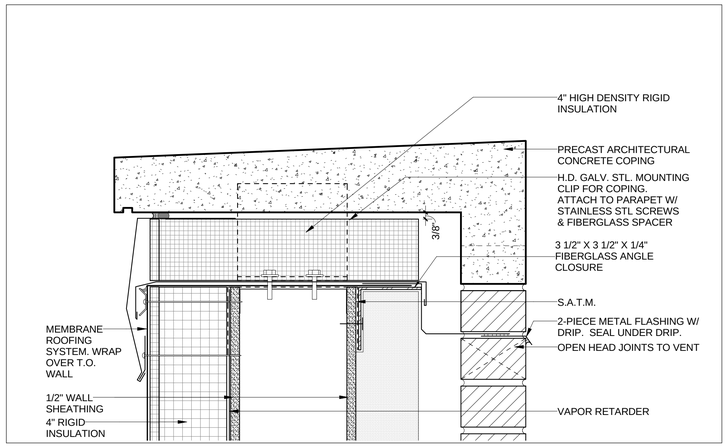
SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

TYPICAL BUILDING DETAILS

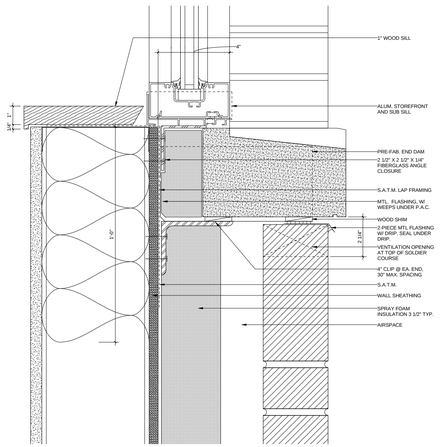
A7.1



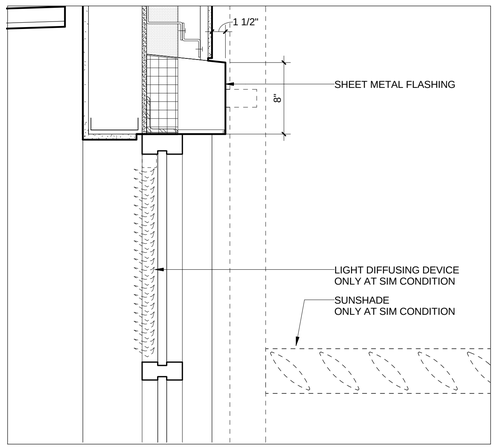
01 7.2 TYPICAL WINDOW HEAD
3" = 1'- 0"



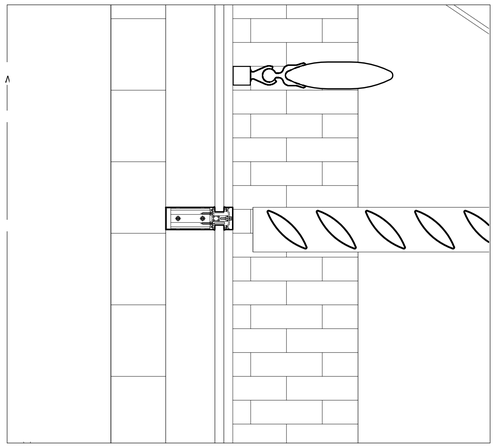
02 7.2 TYPICAL CAST STONE PARAPET DETAIL
1 1/2" = 1'- 0"



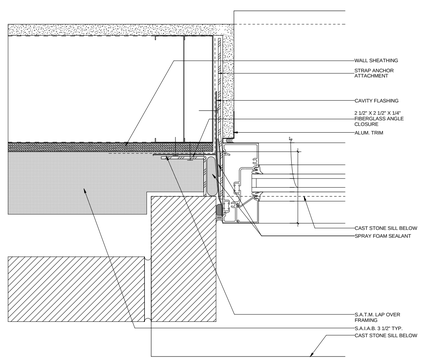
05 7.2 TYPICAL WINDOW SILL
3" = 1'- 0"



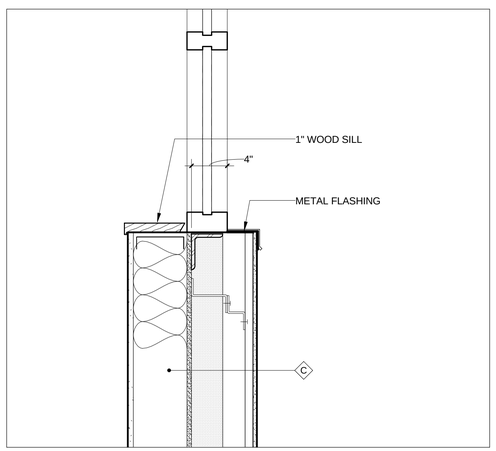
06 7.2 TYPICAL WINDOW HEAD - CLASSROOM BAY
1 1/2" = 1'- 0"



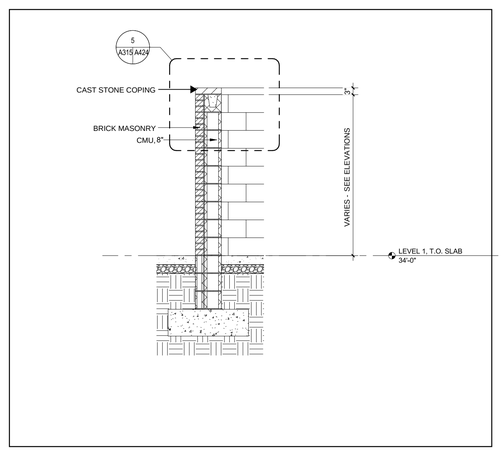
07 7.2 SUNSHADE/LOUVER DETAIL @ SOUTH GYM
1 1/2" = 1'- 0"



09 7.2 TYPICAL WINDOW JAMB
3" = 1'- 0"



10 7.2 TYPICAL WINDOW SILL - CLASSROOM BAY
1 1/2" = 1'- 0"



11 7.2 TYPICAL EXTERIOR SCREEN WALL
1/2" = 1'- 0"

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ISSUES AND REVISIONS

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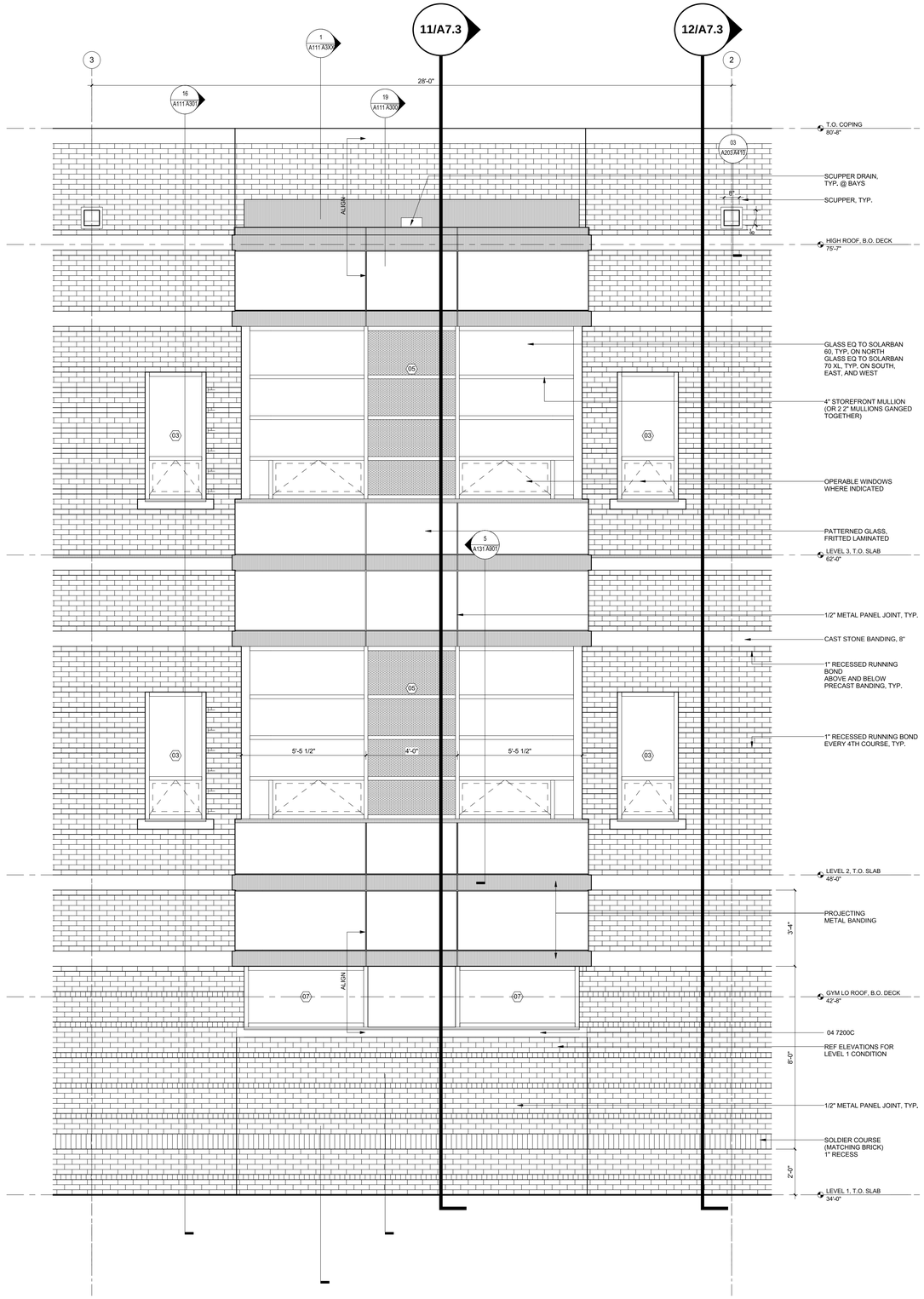
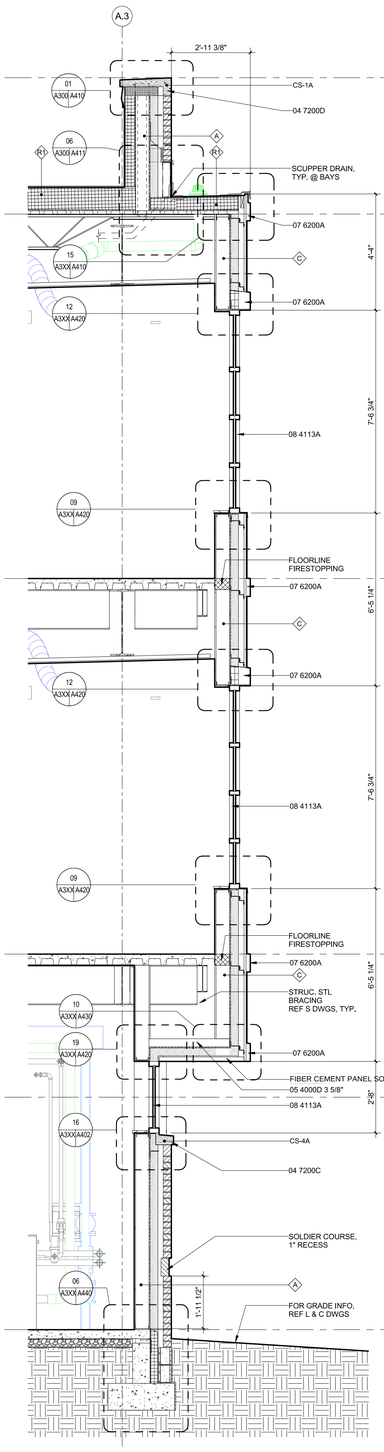
TYPICAL BUILDING DETAILS

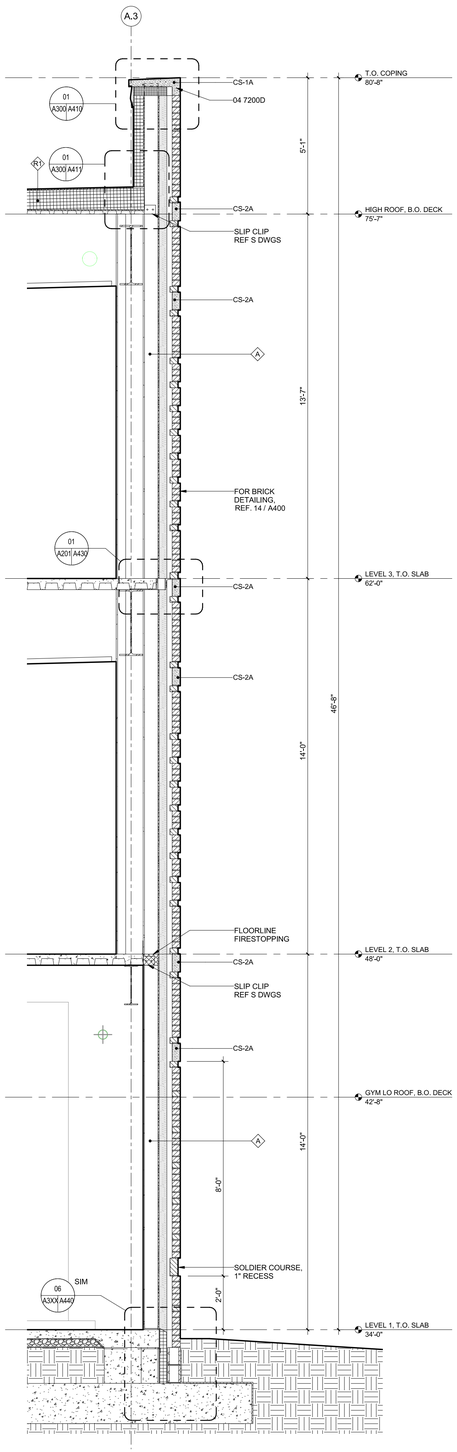
A7.2



09 7.3 TYPICAL CLASSROOM BAY ELEVATION - NORTH
3" = 1'- 0"



11 7.3 CLASSROOM BAY SECTION - NORTH
3/8" = 1'- 0"



12 7.3 CLASSROOM WALL SECTION - NORTH
3/8" = 1'- 0"

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KEYNOTE LEGEND

04 7200C	CAST STONE MASONRY - SILL
04 7200D	CAST STONE MASONRY - COPING
05 40008 6"	COLD-FORMED METAL FRAMING
05 40000 3 5/8"	COLD-FORMED METAL FRAMING
07 6200A	SHEET METAL FLASHING AND TRIM - TRIM
08 4113A	ALUM.-FRAMED ENTRANCES AND STOREFRONTS

NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
2. SEE A7.2 FOR TYPICAL WINDOW OPENING AND PARAPET DETAILS.

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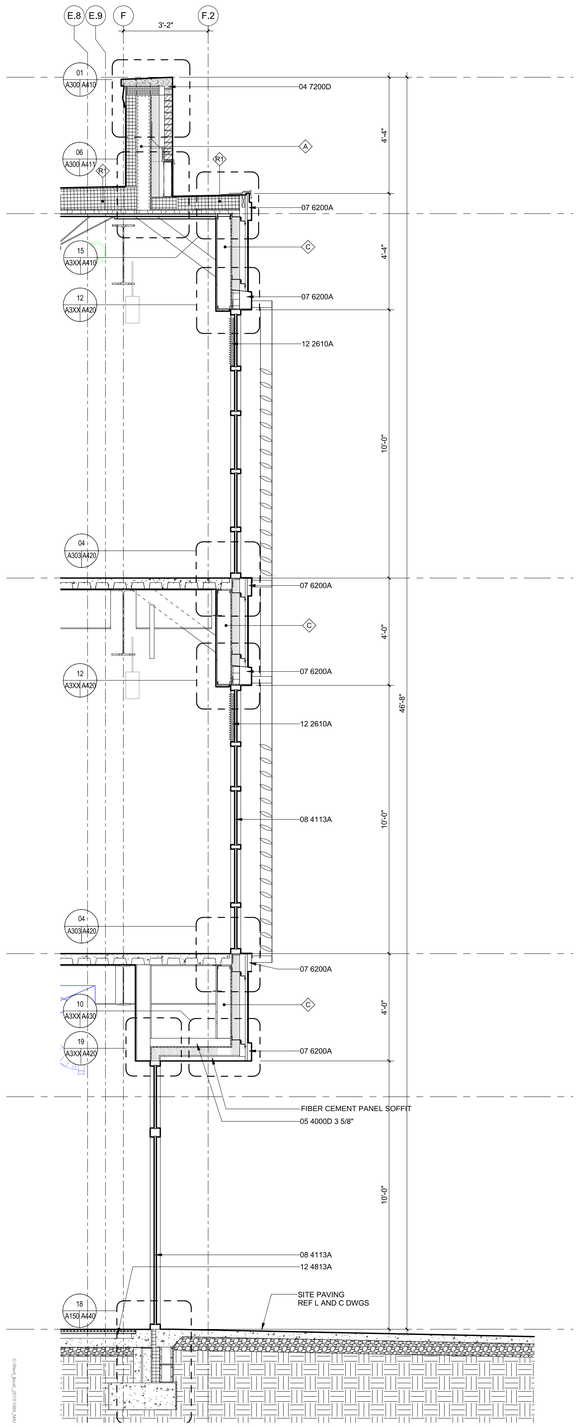
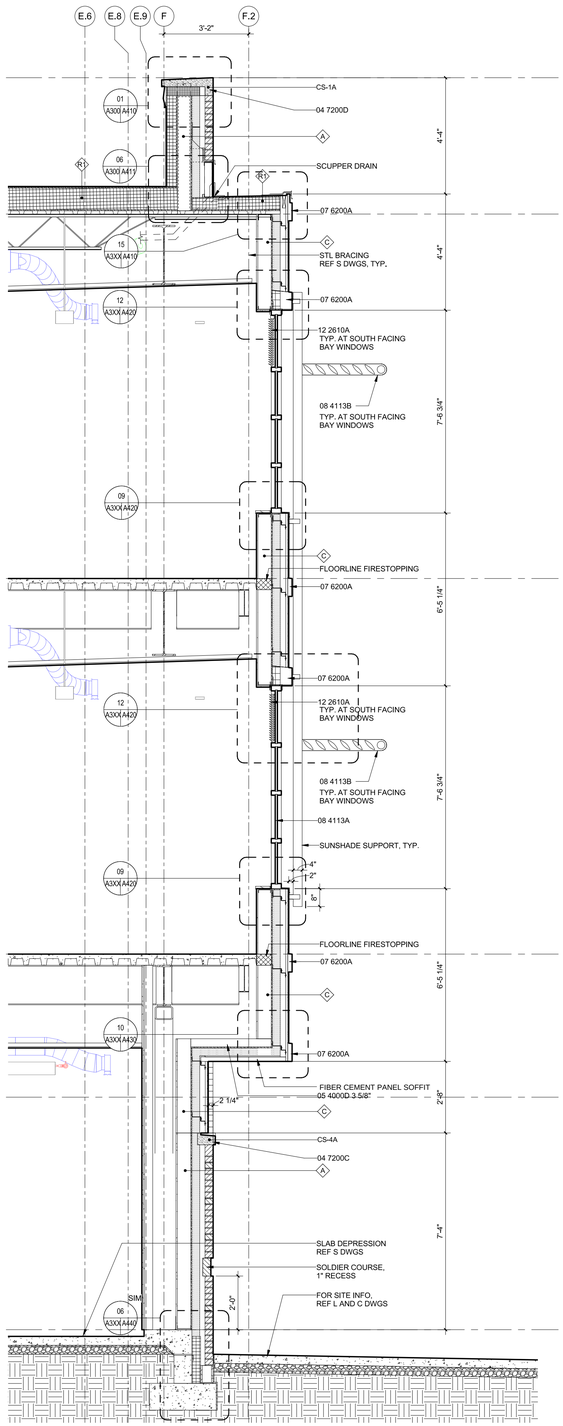
TYPICAL CLASSROOM BAY ELEV./SECTIONS - NORTH ELEVATION

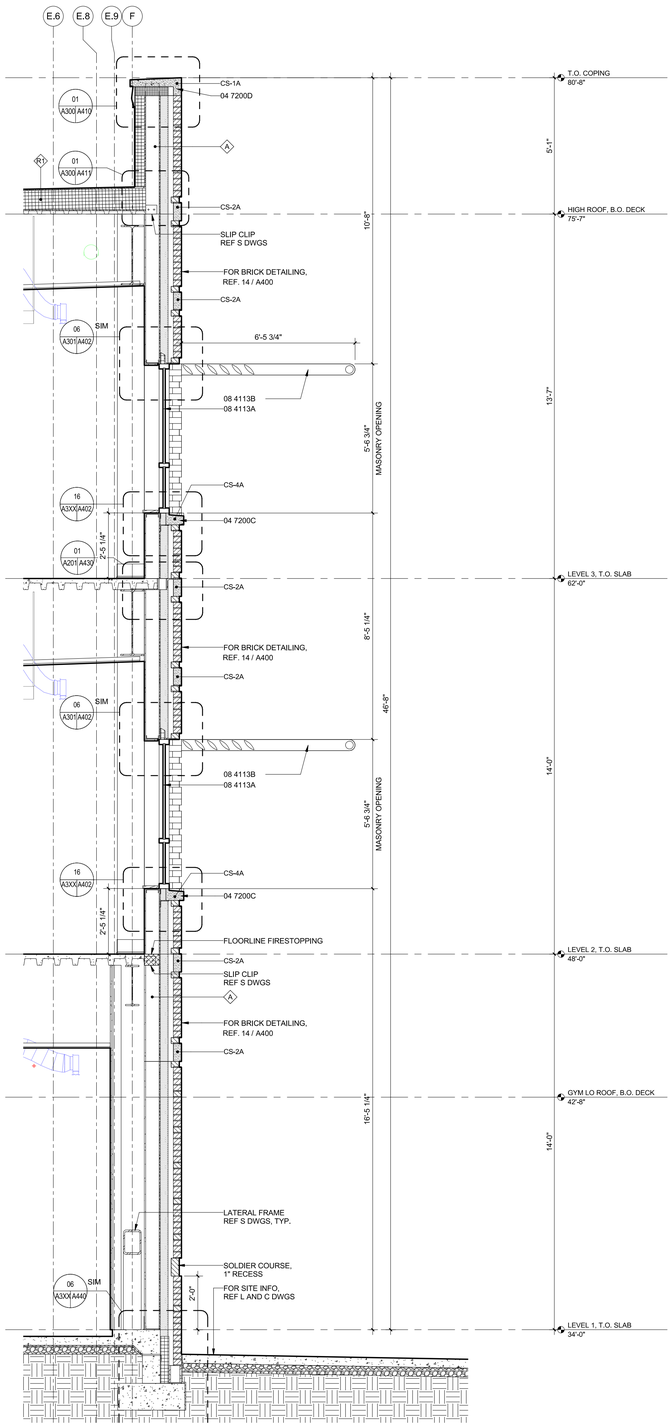
A7.3



09 7.4 ELA BAY SECTION - SOUTH
3/8" = 1'- 0"



10 7.4 CLASSROOM BAY SECTION - SOUTH
3/8" = 1'- 0"



11 7.4 CLASSROOM WALL/WINDOW SECTION - SOUTH
3/8" = 1'- 0"

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KEYNOTE LEGEND

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04 7200D	CAST STONE MASONRY - COPING
05 4000B 6"	COLD-FORMED METAL FRAMING
05 4000D 3 5/8"	COLD-FORMED METAL FRAMING
07 6200A	SHEET METAL FLASHING AND TRIM - TRIM
08 4113B	ALUM.-FRAMED ENTRANCES AND STOREFRONTS - SUN CONTROL DEVICE
08 4113A	ALUM.-FRAMED ENTRANCES AND STOREFRONTS
12 2610A	LIGHT DIFFUSING DEVICE

NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
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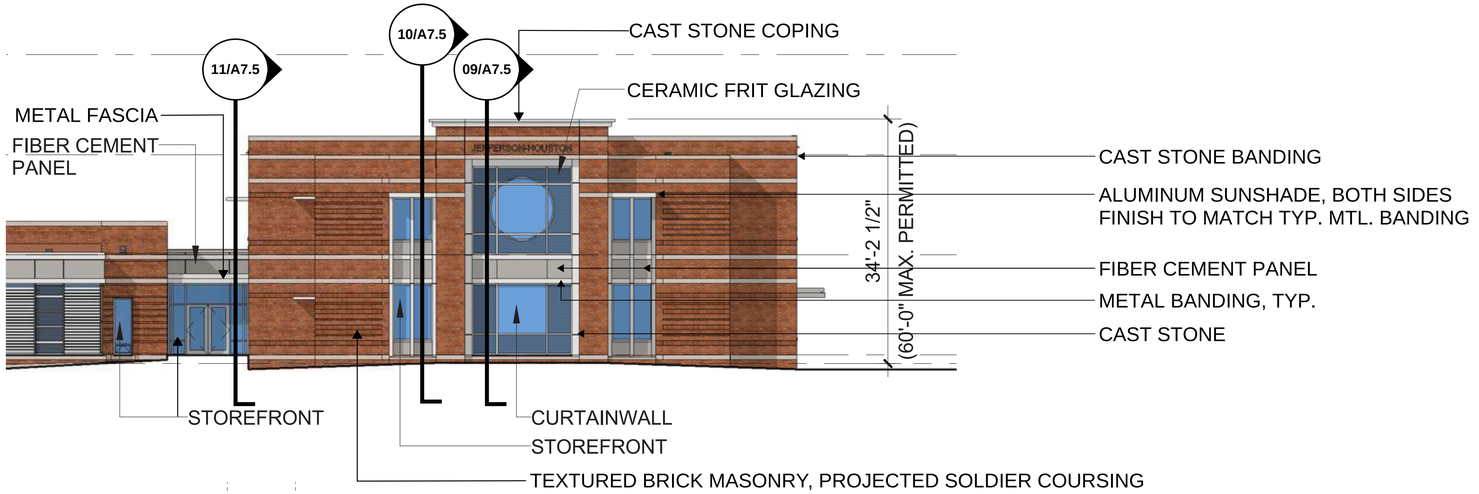
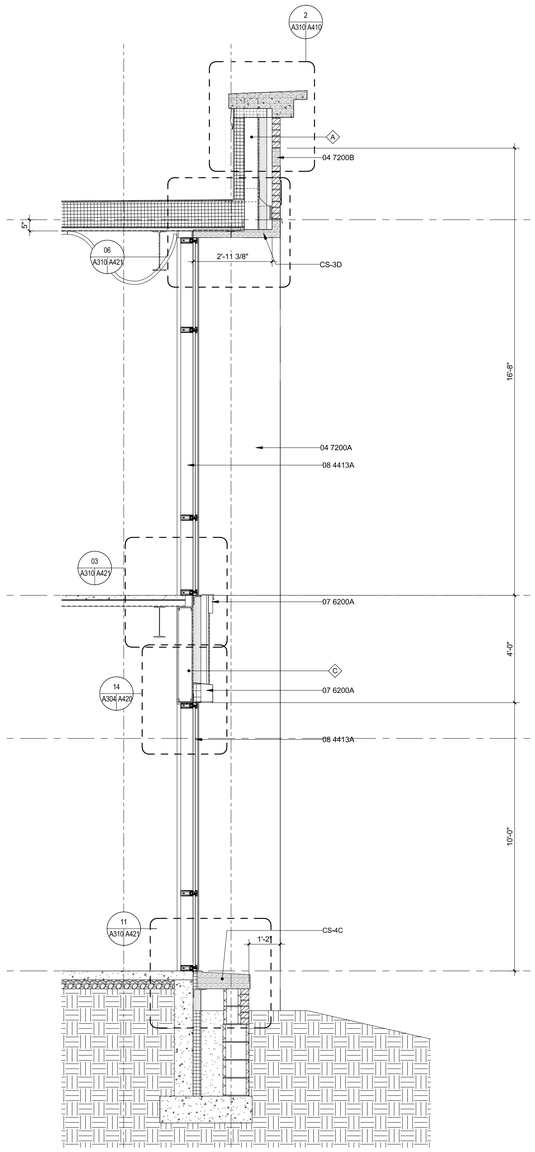
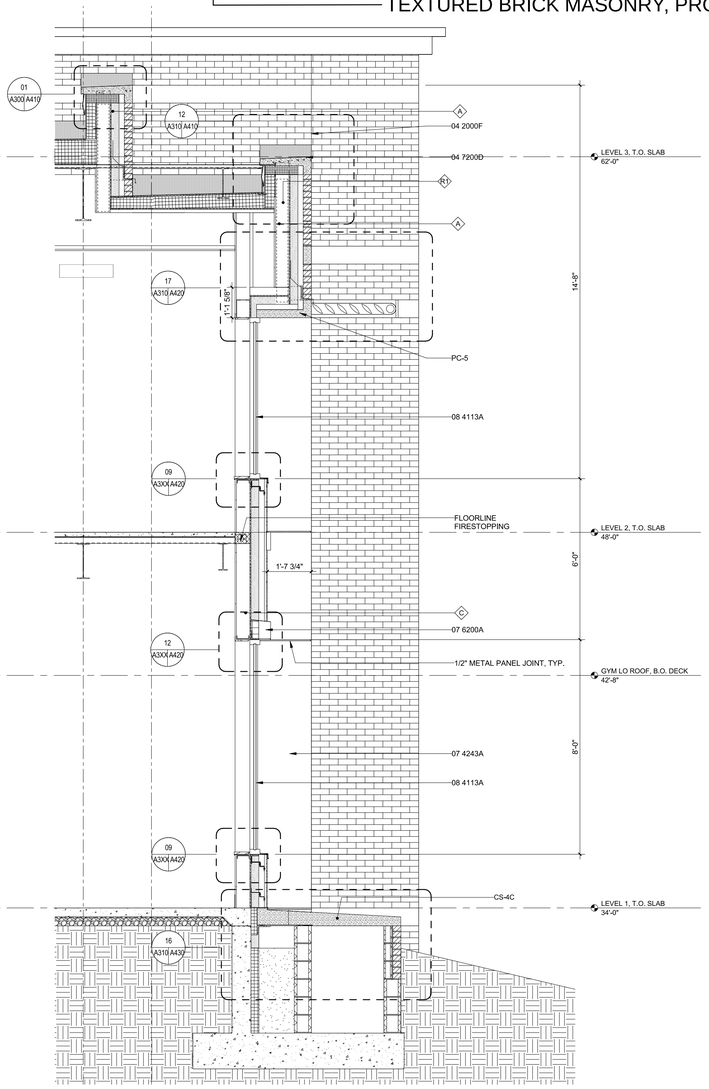
TYPICAL CLASSROOM & ELA BAY SECTIONS - SOUTH ELEVATION

A7.4

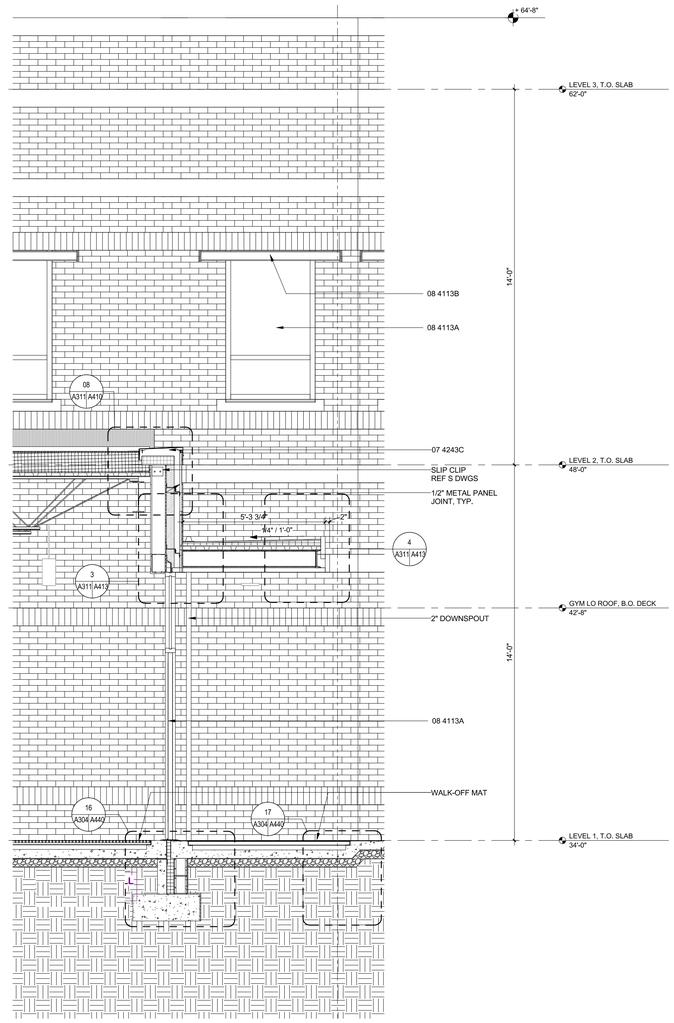




09/7.5 QUEEN STREET TERMINUS - CENTRAL
3/8" = 1'- 0"



10/7.5 QUEEN STREET TERMINUS - FLANKING WINDOWS
3/8" = 1'- 0"



11/7.5 QUEEN STREET TERMINUS - EAST HYPHEN
3/8" = 1'- 0"

VMDO ARCHITECTS
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Jefferson-Houston Elementary School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

KEYNOTE LEGEND

04 2000F	UNIT MASONRY - BRICK EXPANSION JOINT
04 7200A	CAST STONE MASONRY
04 7200B	CAST STONE MASONRY - BANDING
04 7200C	CAST STONE MASONRY - SILL
04 7200D	CAST STONE MASONRY - COPING
07 6200A	SHEET METAL FLASHING AND TRIM - TRIM
08 4113A	ALUM.-FRAMED ENTRANCES AND STOREFRONTS
08 4413A	GLAZED ALUM. CURTAIN WALLS

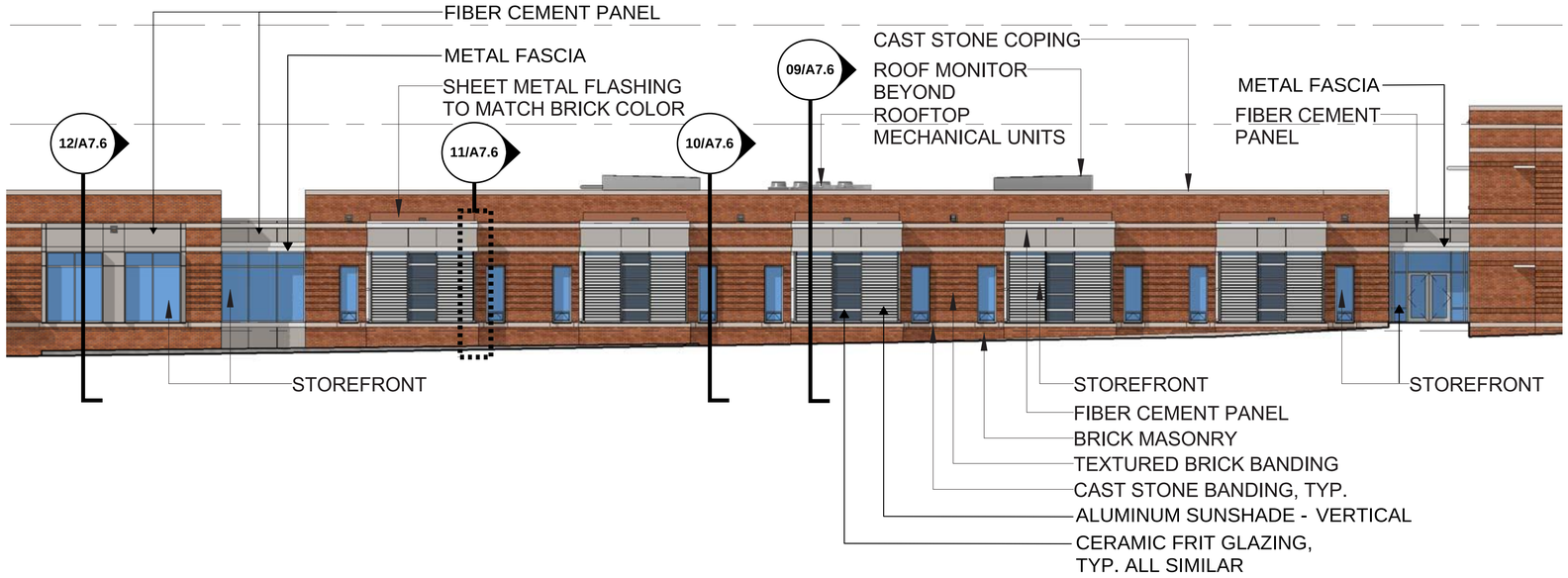
NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
2. SEE A7.2 FOR TYPICAL WINDOW OPENING AND PARAPET DETAILS.

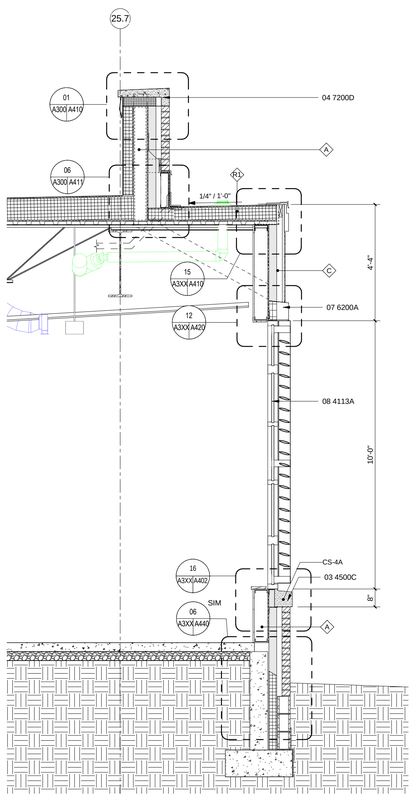
ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

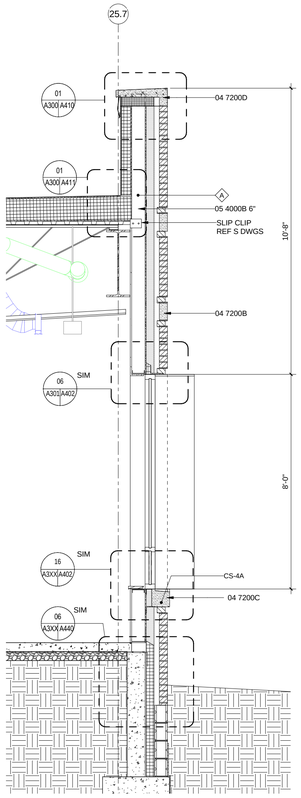
SECTION DETAILS - EAST ELEVATION, QUEEN ST.

A7.5

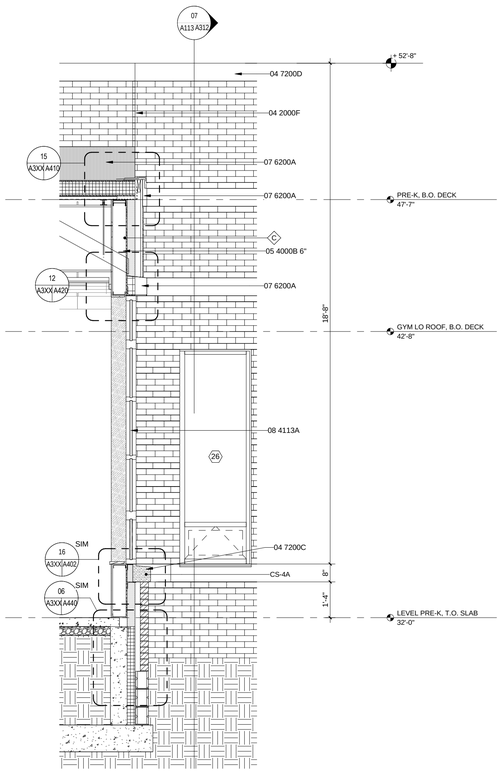




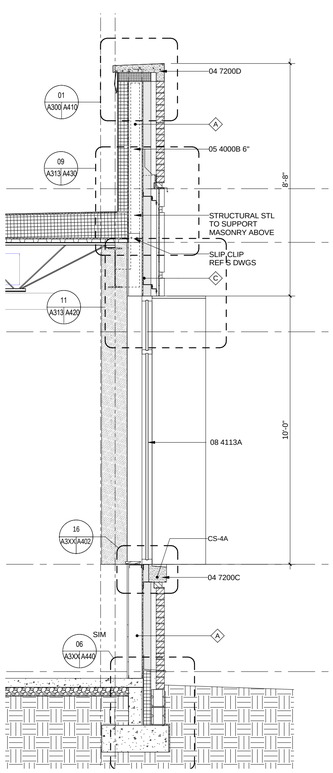
09 / 7.6 TYP. EARLY LEARNING CLASSROOM BAY
3/8" = 1'- 0"



10 / 7.6 TYP. EARLY LEARNING CLASSROOM WALL
3/8" = 1'- 0"



11 / 7.6 TYP. EARLY LEARNING CLASSROOM BAY, SIDE
3/8" = 1'- 0"



12 / 7.6 MULTI- PURPOSE ROOM WINDOW
3/8" = 1'- 0"

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VMDO Project Number 1084

KEYNOTE LEGEND

04 2000F	UNIT MASONRY - BRICK EXPANSION JOINT
04 7200B	CAST STONE MASONRY - BANDING
04 7200C	CAST STONE MASONRY - SILL
04 7200D	CAST STONE MASONRY - COPING
05 4000B 6"	COLD-FORMED METAL FRAMING
07 6200A	SHEET METAL FLASHING AND TRIM - TRIM
08 4113A	ALUM.-FRAMED ENTRANCES AND STOREFRONTS

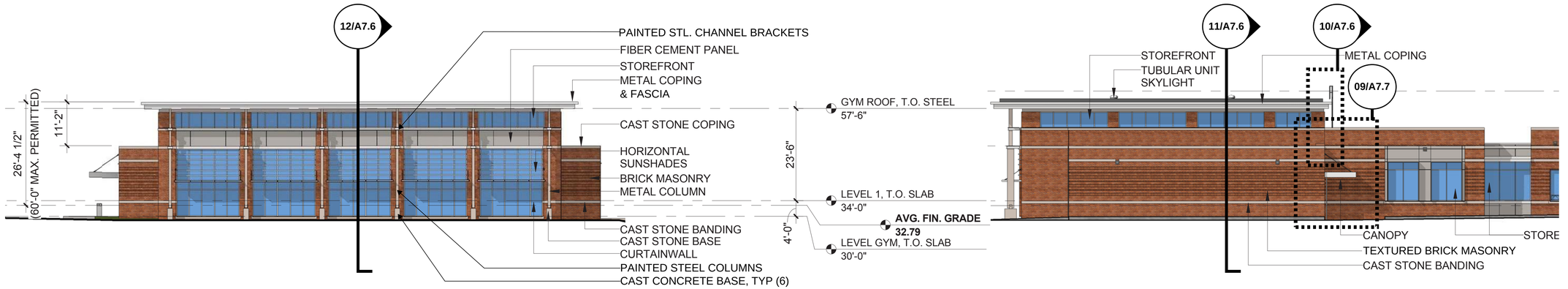
NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
2. SEE A7.2 FOR TYPICAL WINDOW OPENING AND PARAPET DETAILS.

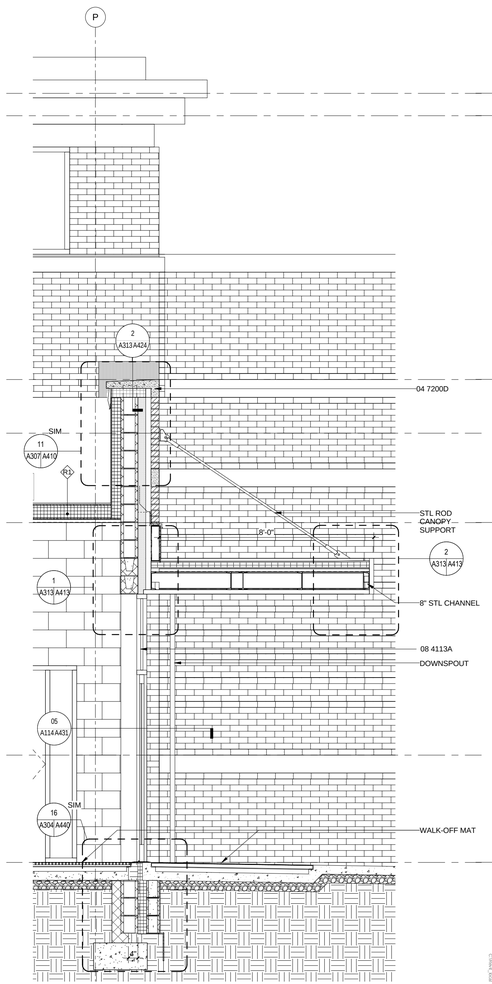
ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

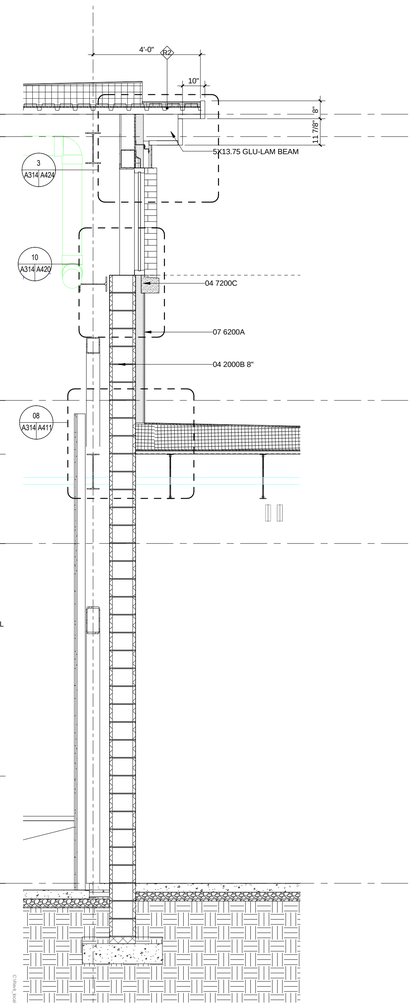
SECTION DETAILS - EAST ELEVATION, EARLY LEARNING

A7.6

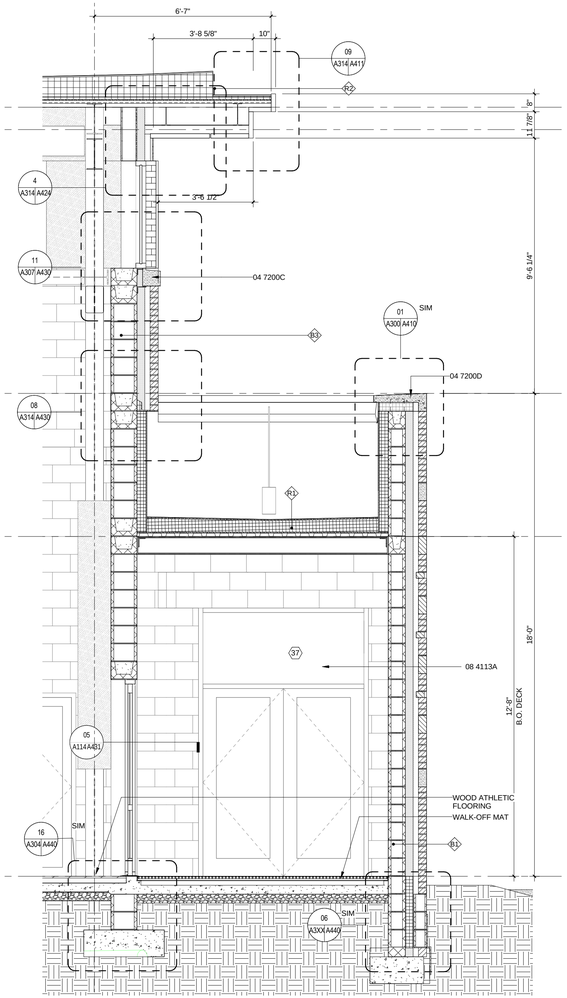




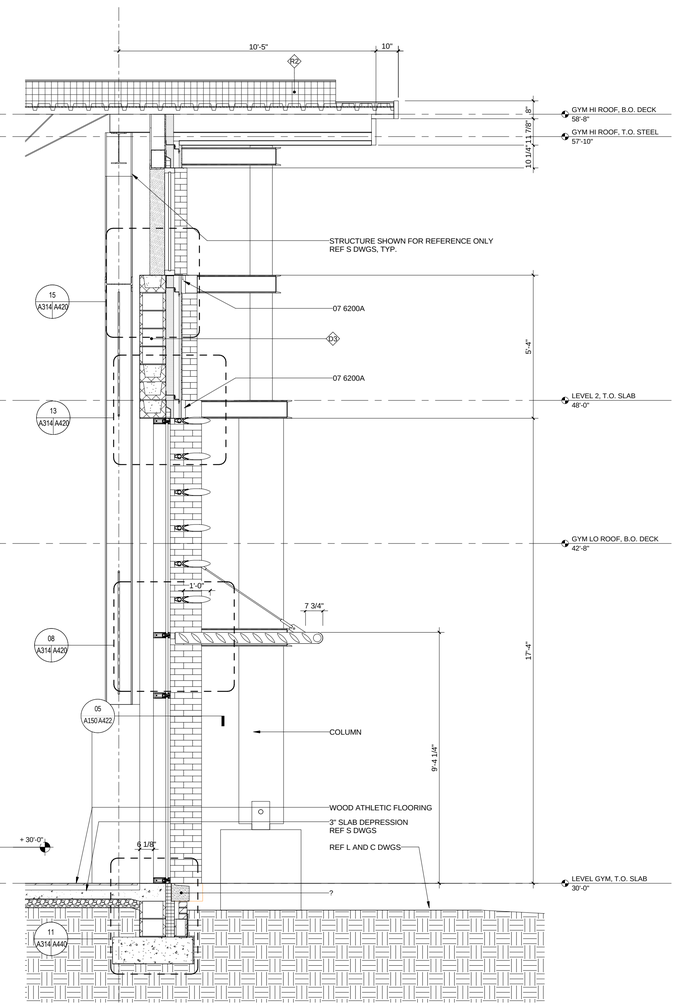
09 7.7 GYM ENTRANCE CANOPY
3/8" = 1'- 0"



10 7.7 GYM - SECTION, NORTH WALL
3/8" = 1'- 0"



11 7.7 GYM - SECTION, EAST WALL - "SADDLE BAG"
3/8" = 1'- 0"



12 7.7 GYM - SECTION, SOUTH WALL
3/8" = 1'- 0"

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Alexandria, VA 22314

VMDO Project Number 1084

KEYNOTE LEGEND

04 2000B 8"	UNIT MASONRY - CMU
04 7200C	CAST STONE MASONRY - SILL
04 7200D	CAST STONE MASONRY - COPING
07 6200A	SHEET METAL FLASHING AND TRIM - TRIM
08 4113A	ALUM.-FRAMED ENTRANCES AND STOREFRONTS

NOTES:
1. SEE A7.1 FOR ALL WALL TYPES, ROOF TYPES, FCP JOINTS/TRIM, TEXTURED MASONRY DETAILS & CAST STONE PROFILES.
2. SEE A7.2 FOR TYPICAL WINDOW OPENING AND PARAPET DETAILS.

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR CERTIFICATE OF APPROPRIATENESS	02.08.2013

SECTION DETAILS - EAST/SOUTH ELEVATION, GYM

A7.7

BAR Case # _____

ADDRESS OF PROJECT: 1501 Cameron St Jefferson-Houston School

TAX MAP AND PARCEL: 064.03-01-01 **ZONING:** RB Townhouse

APPLICATION FOR: *(Please check all that apply)*

☑ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☑ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☑ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Alexandria City School Board

Address: 2000 North Beauregard Street

City: Alexandria State: VA Zip: 22311

Phone: (703) 824-6600 E-mail : meisenho@acps.k12.va.us

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☑ Project Manager

Name: Jay Brinson, Brailsford & Dunlavey Phone: (703) 824-6600

E-mail: jbrinson@programmanagers.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☑ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning
  - ☐ doors
  - ☐ lighting
  - ☐ other _____
  - ☐ fence, gate or garden wall
  - ☐ windows
  - ☐ pergola/trellis
  - ☐ HVAC equipment
  - ☐ siding
  - ☐ painting unpainted masonry
  - ☐ shutters
  - ☐ shed
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The applicant is requesting the front setback to be shown on the site plan approved as part of the DSUP.
The applicant is requesting to construct screen walls at the North and Northwest portions of the building in excess of 6'.
See attached narrative.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Survey plat showing the extent of the proposed demolition/encapsulation.
☐	☐	Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	☐	Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐	☐	Description of the reason for demolition/encapsulation.
☐	☐	Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Case # _____

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

	N/A	
☑	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
☑	☐	FAR & Open Space calculation form.
4	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
4	☐	Existing elevations must be scaled and include dimensions.
4	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☑	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
4	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
☐	☐	Square feet of existing signs to remain: _____.
☐	☐	Photograph of building showing existing conditions.
☐	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☑ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☑ I, the applicant, or an authorized representative will be present at the public hearing.

☑ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Jay J. Brinson

Printed Name: Jay Brinson

Date: 02/08/2013

Learning to Live • Loving to Learn

ACPS

Alexandria City Public Schools

February 8th, 2013

Jefferson-Houston PK-8 School

BAR Demolition Narrative:

This application is to request the Parker-Gray BAR's approval of demolition of the existing Jefferson-Houston and Head Start facilities at 1501 Cameron Street. The existing Jefferson-Houston school is to be replaced with a newly constructed school facility on site, currently scheduled to open for the 2014 school year. The existing school is currently scheduled to for demolition during the summer of 2014. The existing Head Start facility is currently planned for demolition during the summer of 2013 to allow for construction of the new Jefferson-Houston school. The Head Start facility will not be replaced, but will be accommodated within the existing Jefferson-Houston school throughout construction.

The existing Jefferson-Houston school facility was constructed in 1970 utilizing an open-plan design that references an educational model which has long since been left behind. The result is that the existing school suffers significantly from both a lack of acoustic isolation and little, if any, daylight in most core learning spaces. While the school is well maintained, renovation was deemed neither feasible nor desirable given the configuration of the existing facility.

After establishing the commitment to construct a new Jefferson-Houston facility on site, an extensive site study and community engagement process was carried out in 2012 from January through June. This process ended in confirmed support from community members, city staff, parents and teachers regarding the current layout of the proposed Jefferson-Houston school within the site. A key attribute of the selected plan was that it allowed for continuous operation of the school throughout construction. (A site plan showing the proposed school footprint in relation to the existing facilities has been included for reference.)

As a result of the location selected for the new school, the existing Head Start facility at the corner of Cameron and North West Streets will not be able to remain. Condensing the footprint of the school to keep the existing Head Start building was reviewed and determined infeasible given height and construction clearance constraints around the site. Notably, it is the new school's gymnasium which has been strategically placed on the corner in order to provide a strong, civic element at the intersection. As noted above, ACPS will be able to accommodate the Head Start program within the existing Jefferson-Houston facility to provide continuous operation of the program throughout construction.

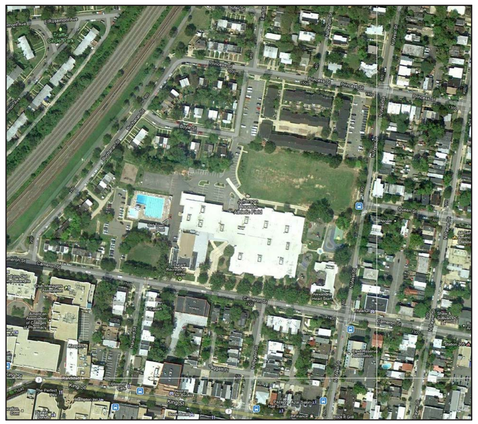
Jefferson-Houston Pre-K - 8 School

BAR: APPLICATION FOR PERMIT TO DEMOLISH

02.08.2013

PICTORIAL VIEW

VICINITY MAP



PROJECT TEAM

OWNER

Alexandria City Public Schools
2000 N. Beauregard Street
Alexandria, VA 22311
(703) 824-6600
www.acps.k12.va.us

STRUCTURAL ENGINEER

Fox & Associates
12085 Gayton Road
Richmond, VA 23238
(804) 750-2085
www.foxengineers.com

CIVIL ENGINEER / LANDSCAPE ARCHITECT

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
(703) 674-1300
www.kimley-horn.com

ARCHITECT

VMDO Architects
200 E Market Street
Charlottesville, VA 22902
(434) 296-5684
www.vmdo.com

ASSOCIATE ARCHITECT

Concordia
201 Saint Charles Avenue
Suite 4314
New Orleans, LA 70170-1040
(504) 569-1818
www.concordia.com

MEP ENGINEER

b2e Consulting Engineers
116 N Edwards Ferry Road, NE
Leesburg, VA 20176
(703) 737-0400
www.b2epc.com

DRAWING LIST

SHEET NUMBER	SHEET NAME
T1.1	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
A3.1	SITE CONTEXT PHOTOS
A3.2	SITE CONTEXT PHOTOS

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Jefferson-Houston Elementary School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

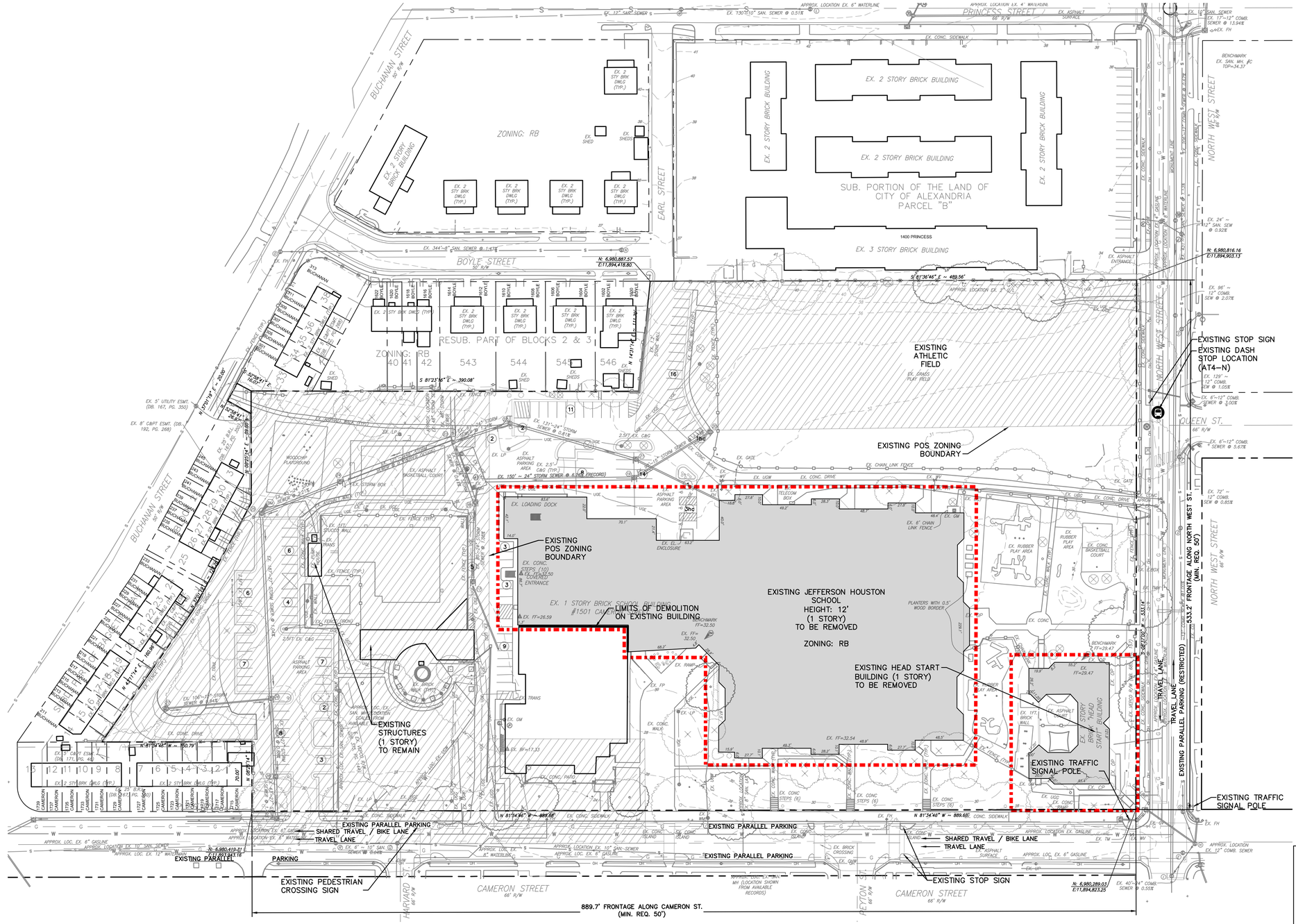
ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR: APPLICATION FOR PERMIT TO DEMOLISH	02.08.2013

TITLE SHEET

T1.1

C:\Revit_Local_2013\1084_MASTER_cwarn.rvt 2/6/2013 9:51:59 AM



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING LIGHT STANDARD
- EXISTING POWER POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS LINE
- GAS METER
- SIGN POST
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PARKING COUNT STANDARD SPACES
- PARKING COUNT ACCESSIBLE SPACES

ZONING LEGEND

EXISTING POS ZONING DISTRICT WITHIN PROPERTY LIMITS: 202,118 SF
4.64 AC

EXISTING RB ZONING DISTRICT: 245,849 SF
5.64 AC

NOTE: ADDITIONAL 0.44 ACRES (19,205 SF) OF POS AREA LOCATED WITHIN PUBLIC RIGHT-OF-WAY

NOTE: 128 TOTAL PARKING SPACE PROVIDED ON SITE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH
NAD 83

Physical Address	Legal Description	Owner(s)
1715 Cameron Street	Lot 1, Blk 2 Baggett Tract	Stanfield, Elisha or Susie L.
1717 Cameron Street	Lot 2, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1719 Cameron Street	Lot 3, Blk 2 Baggett Tract	Cauthers, Richard A. Jr.
1721 Cameron Street	Lot 4, Blk 2 Baggett Tract	McNeil, Willie or Thelma A.
1723 Cameron Street	Lot 5, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1725 Cameron Street	Lot 6, Blk 2 Baggett Tract	Stone, Adrianne W. and Wegner, David D.
1727 Cameron Street	Lot 7, Blk 2 Baggett Tract	Gardner, Sarah F.
1729 Cameron Street	Lot 8, Blk 2 Baggett Tract	Mow, Rosalie J. TR
1731 Cameron Street	Lot 9, Blk 2 Baggett Tract	Ahmed, Shakeel and Sheikh Sohail A.
1733 Cameron Street	Lot 10, Blk 2 Baggett Tract	Garvin, Derrick R.
1735 Cameron Street	Lot 11, Blk 2 Baggett Tract	Dihon, Stacey L. and Semon, Donald R. Jr.
1737 Cameron Street	Lot 12, Blk 2 Baggett Tract	Weaver, Archie M. and M.E. James
1739 Cameron Street	Lot 13, Blk 2 Baggett Tract	Arrowhead Farm, LLC
211 Buchanan Street	Lot 14, Blk 2 Baggett Tract	Devers, Donald D.
213 Buchanan Street	Lot 15, Blk 2 Baggett Tract	Redmond, Richard M. III
215 Buchanan Street	Lot 16, Blk 2 Baggett Tract	Mackey, Nathaniel L. or Willia M.
217 Buchanan Street	Lot 17, Blk 2 Baggett Tract	Hyre, Franklin F. III or Susan P.
219 Buchanan Street	Lot 18, Blk 2 Baggett Tract	Newton, Matthew C.
221 Buchanan Street	Lot 19, Blk 2 Baggett Tract	Veeney, Sharon Anne
225 Buchanan Street	Lot 20, Blk 2 Baggett Tract	Arrowhead Farm, LLC
227 Buchanan Street	Lot 21, Blk 2 Baggett Tract	Lawrence, Gennie J. or Mary H.
229 Buchanan Street	Lot 22, Blk 2 Baggett Tract	Carr, Andre C. and Zelma and Davis, Sharon C.
231 Buchanan Street	Lot 23, Blk 2 Baggett Tract	Cox, Stuart C. and Pew, Marjorie M.
233 Buchanan Street	Lot 24, Blk 2 Baggett Tract	Cross, Mary F.
235 Buchanan Street	NE 8Ft Lot 25 & All Lot 26 Blk 2 Baggett Tract	Hilton, Ruth T. Estate of; Hilton, Rodney S., Admr.
237 Buchanan Street	Lot 27, Blk 2 Baggett Tract	Weishar, Doyle J. or Joanne P; Weishar, Paul
239 Buchanan Street	Lot 28, Blk 2 Baggett Tract	Buchanan Pointe, LLC
241 Buchanan Street	Lot 29, Blk 2 Baggett Tract	Devers, Donald D.
243 Buchanan Street	Lot 30, Blk 2 Baggett Tract	Byrd, Bernard K. et al
	Lot 31 Blk 2 Baggett Tract	
245 Buchanan Street	Less and Except 430 Sq Ft to City of Alexandria in Deed Book 797 at Page 10	Jones, Aston Diana and Walker, Gary
301 Buchanan Street	Lot 33, Blk 2 Baggett Tract	Arrowhead Farm, LLC
305 Buchanan Street	Lot 34, Blk 2 Baggett Tract	Barlow, Annie Pearl and Charles W. Jr.
307 Buchanan Street	Lot 35, Blk 2 Baggett Tract	Brown, Willie Edward TR
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311 Buchanan Street	Lot 37, Blk 2 Baggett Tract	Lucas, Valerie
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1622 Boyle Street	Lot 39, Blk 2 Baggett Tract (B-118)	Gallina, David J. or Lee, Katie
1620 Boyle Street	Lot 40, Blk 2 Baggett Tract	Howe, Dana M.
1618 Boyle Street	Lot 41, Blk 2 Baggett Tract	Frazier, Fred and Morefield, Corrine
1616 Boyle Street	Lot 42, Blk 2 Baggett Tract	Doyle, David J. and Kramar, Iulia V.
1614 Boyle Street	W Pt. Lot 543 Baggett Tract	Richards, Nancy G. and John Thorpe Jr.
1612 Boyle Street	E Pt. Lot 543 Baggett Tract	Quinn, Edward P. and Elizabth R.
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1606 Boyle Street	W Pt. Lot 545 Baggett Tract	Lekander, Brian J.
1604 Boyle Street	E Pt. Lot 545 Baggett Tract	Abbruzzetti, A. Francesco
1602 Boyle Street	W Pt. Lot 546 Baggett Tract	Coast, Beth D. or Daniel A.
1600 Boyle Street	E Pt. Lot 546 Baggett Tract	Davis, Bertha M.
1400 Princess Street	Parcel B S/D of A Portion Land of the City of Alexandria	Alexandria Redevelopment and Housting Authority

VMDO ARCHITECTS
200 E MARKET STREET
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Kimley-Horn and Associates, Inc.

Jefferson-Houston Pre K - 8 School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

COMMONWEALTH OF VIRGINIA
MATT HORNE
Lic. No. 048870
01-22-13
PROFESSIONAL ENGINEER

DESIGN ENGINEER AND LANDSCAPE ARCHITECT:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By	KVH
Drawn By	KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE
PRELIMINARY SITE PLAN SUBMITTAL	10.02.2012
MINIMUM SUBMISSION REQUIREMENTS	12.17.2012
MINIMUM SUBMISSION REQUIREMENTS	01.03.2013
FINAL SITE PLAN 1	01.22.2013
BAR: APPLICATION FOR PERMIT TO DEMOLISH	02.08.2013

APPROVED
SPECIAL USE PERMIT NO. DSP2012-00011
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

EXISTING CONDITIONS PLAN - OVERALL

C1.0

K:\NVA_LAL\N101314000-Jefferson-Houston School\CAD\PlanSheets\Final Site Plan Set - DD Set\C100_314000_EXISTING.dwg, Layout:EXISTING CONDITIONS PLAN - OVERALL Jan 22, 2013 - 4:40:00pm david.young
KIMLEY-HORN AND ASSOCIATES, INC. AND VMDO ARCHITECTS, PLC EXPRESSLY RESERVE THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

1700 CAMERON ST. TO DURANT CENTER/EXISTING SCHOOL (NORTH) 1

EXISTING SCHOOL TO N. WEST ST. (NORTH) 2

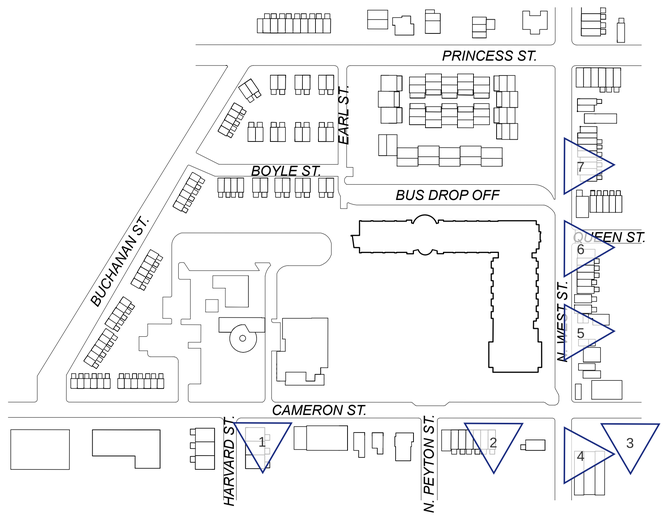
1300 CAMERON ST. (NORTH) 3

100 WEST ST. (WEST) 4

200 WEST ST. (WEST) 5

200 WEST ST. (WEST) CONT. 6

300 WEST ST. (WEST) 7



SITE CONTEXT PLAN

VMDO ARCHITECTS
200 E MARKET STREET
CHARLOTTESVILLE, VA 22902
P 434.296.5584 F 434.296.4496
www.vmdo.com

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community centered planning + design

Jefferson-Houston Elementary School

1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR: APPLICATION FOR PERMIT TO DEMOLISH	02.08.2013

SITE CONTEXT PHOTOS

A3.1

1

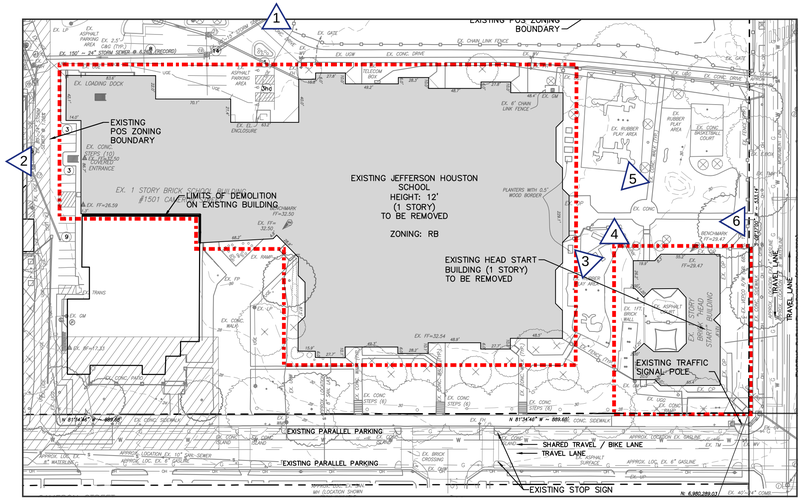
2

3

4

5

6



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Checked By Checker
Drawn By Author

ISSUES AND REVISIONS

SUBMITTAL	DATE
BAR: APPLICATION FOR PERMIT TO DEMOLISH	02.08.2013

SITE CONTEXT PHOTOS

A3.2

BAR Case # _____

ADDRESS OF PROJECT: 1501 Cameron St Jefferson-Houston School

TAX MAP AND PARCEL: 064.03-01-01 **ZONING:** RB Townhouse

APPLICATION FOR: *(Please check all that apply)*

☑ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☑ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☑ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Alexandria City School Board

Address: 2000 North Beauregard Street

City: Alexandria State: VA Zip: 22311

Phone: (703) 824-6600 E-mail : meisenho@acps.k12.va.us

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☑ Project Manager

Name: Jay Brinson, Brailsford & Dunlavey Phone: (703) 824-6600

E-mail: jbrinson@programmanagers.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☑ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning
  - ☐ doors
  - ☐ lighting
  - ☐ other _____
  - ☐ fence, gate or garden wall
  - ☐ windows
  - ☐ pergola/trellis
  - ☐ HVAC equipment
  - ☐ siding
  - ☐ painting unpainted masonry
  - ☐ shutters
  - ☐ shed
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The applicant is requesting the front setback to be shown on the site plan approved as part of the DSUP.
The applicant is requesting to construct screen walls at the North and Northwest portions of the building in excess of 6'.
See attached narrative.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Survey plat showing the extent of the proposed demolition/encapsulation.
☐	☐	Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	☐	Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐	☐	Description of the reason for demolition/encapsulation.
☐	☐	Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Case # _____

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
☑	☐	FAR & Open Space calculation form.
☑	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
☑	☐	Existing elevations must be scaled and include dimensions.
☑	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☑	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☑	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
☐	☐	Square feet of existing signs to remain: _____.
☐	☐	Photograph of building showing existing conditions.
☐	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☑ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☑ I, the applicant, or an authorized representative will be present at the public hearing.

☑ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Jay J. Brinson

Printed Name: Jay Brinson

Date: 02/08/2013

Learning to Live • Loving to Learn

ACPS

Alexandria City Public Schools

February 8th, 2013

Jefferson-Houston PK-8 School

BAR Durant Center Renovation Narrative:

Alexandria City Public Schools is seeking approval of a Development Special Use Permit in order to construct a new Pre-K through 8th Grade Community Centered School on the existing Jefferson-Houston School site. The Jefferson-Houston school will eventually replace the existing school building while maintaining the functionality of the existing school throughout construction. In order to achieve this, the new school will be constructed largely within the field at the north edge of the site that is currently zoned as Open Space.

As a result of the close proximity and relationship to RPCA facilities, the Durant Center, Old Town Pool and Buchanan Park, the site plan seeks to create a strong relationship between the school and these facilities, while maintaining the integrity or their larger public use. As the existing school is removed from the site, the Durant Center will be repaired and reconstructed to function as its own building within the larger site. The site has been designed to integrate the Durant Center with its new surroundings and honor its presence. The existing Buchanan Park will be relocated adjacent to the north facade of the Durant Center and nearby school play areas with the intention of creating a stronger, community-use site.

Once the new school is constructed, the existing Jefferson-Houston facility will be demolished exposing the north and a portion of the east elevations currently bounded by the school. Two rooms within the structure of the most recent Durant Center addition, yet currently accessed from Jefferson-Houston, will be integrated back into the Durant Center interior. The two rooms will serve as office and storage spaces respectively to be used by RP&CA as they see fit. In addition to the above, an exterior ramp and stair will be provided at the east exit door. A ramp and double doors will be provided for access to the storage room on the north elevation.

The newly annexed portion of the building will receive new exterior masonry and glazing to match the alternating CMU and brick masonry finishes of the east elevation. The remaining, original north elevation of the Durant Center will also be exposed as a result of the school's demolition. This portion of wall will be pointed and patched as required to restore the brick masonry wall and parapet. Original masonry window openings will be filled in with brick masonry to match the original masonry wall, leaving the original window outline intact. Exterior masonry which will be exposed or altered by the renovation as well as adjacent, in-plane masonry faces will be cleaned.

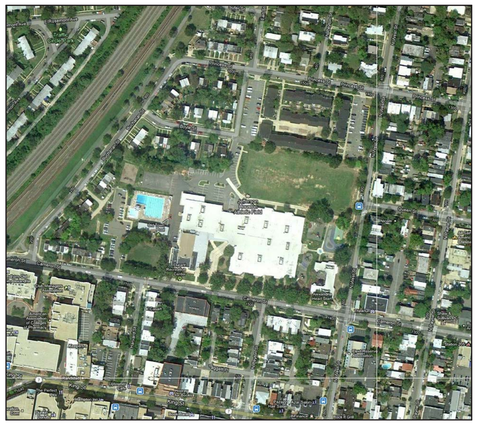
On the roof of the Durant Center, existing roofing damaged by work related to the renovation will be patched. Existing plywood sound barriers will be removed and will be replaced by a painted mechanical louver enclosure. The exact construction of this enclosure is currently under further review to ensure it will perform satisfactorily with regard to acoustics. Final design of the enclosure will be presented to the BAR at a future date.

Jefferson-Houston Pre-K - 8 School

BAR CERTIFICATE OF APPROPRIATENESS: DURANT CENTER ALTERATIONS
02.08.2013

PICTORIAL VIEW

VICINITY MAP



PROJECT TEAM

OWNER

Alexandria City Public Schools
2000 N. Beauregard Street
Alexandria, VA 22311
(703) 824-6600
www.acps.k12.va.us

STRUCTURAL ENGINEER

Fox & Associates
12085 Gayton Road
Richmond, VA 23238
(804) 750-2085
www.foxengineers.com

CIVIL ENGINEER / LANDSCAPE ARCHITECT

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
(703) 674-1300
www.kimley-horn.com

ARCHITECT

VMDO Architects
200 E Market Street
Charlottesville, VA 22902
(434) 296-5684
www.vmdo.com

ASSOCIATE ARCHITECT

Concordia
201 Saint Charles Avenue
Suite 4314
New Orleans, LA 70170-1040
(504) 569-1818
www.concordia.com

MEP ENGINEER

b2e Consulting Engineers
116 N Edwards Ferry Road, NE
Leesburg, VA 20176
(703) 737-0400
www.b2epc.com

DRAWING LIST

SHEET NUMBER	SHEET NAME
T1.1	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
A0.1	EXISTING BUILDING PLAN - FIRST FLOOR
A0.2	EXISTING BUILDING PLAN - ROOF
A0.3	EXISTING BUILDING ELEVATIONS
A0.4	EXISTING BUILDING ELEVATIONS
A1.1	DURANT CENTER FLOOR PLAN
A2.1	DURANT CENTER ELEVATIONS
A3.1	SITE CONTEXT PHOTOS

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ISSUES AND REVISIONS

SUBMITTAL	DATE
C of A: DURANT CENTER ALTERATIONS	02.08.2013

TITLE SHEET

T1.1

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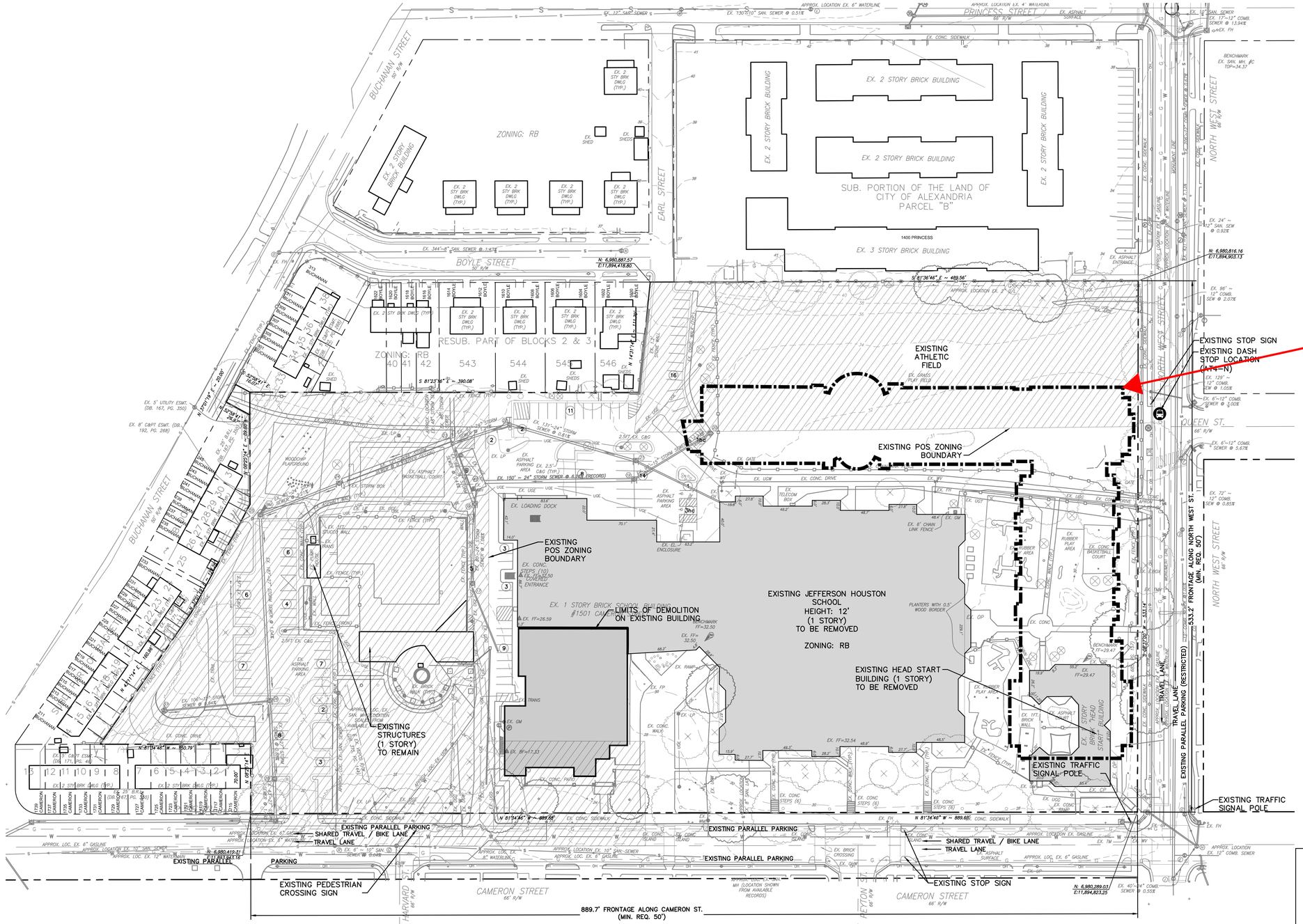

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING LIGHT STANDARD
- EXISTING POWER POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS LINE
- GAS METER
- SIGN POST
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PARKING COUNT STANDARD SPACES
- PARKING COUNT ACCESSIBLE SPACES

ZONING LEGEND

EXISTING POS ZONING DISTRICT WITHIN PROPERTY LIMITS: 202,118 SF
4.64 AC

EXISTING RB ZONING DISTRICT: 245,849 SF
5.64 AC

NOTE: ADDITIONAL 0.44 ACRES (19,205 SF) OF POS AREA LOCATED WITHIN PUBLIC RIGHT-OF-WAY

NOTE: 128 TOTAL PARKING SPACE PROVIDED ON SITE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH
NAD 83

Physical Address	Legal Description	Owner(s)
1715 Cameron Street	Lot 1, Blk 2 Baggett Tract	Stanfield, Elisha or Susie L.
1717 Cameron Street	Lot 2, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1719 Cameron Street	Lot 3, Blk 2 Baggett Tract	Cauthers, Richard A. Jr.
1721 Cameron Street	Lot 4, Blk 2 Baggett Tract	McNeil, Willie or Thelma A.
1723 Cameron Street	Lot 5, Blk 2 Baggett Tract	Arrowhead Farm, LLC
1725 Cameron Street	Lot 6, Blk 2 Baggett Tract	Stone, Adrianne W. and Wegner, David D.
1727 Cameron Street	Lot 7, Blk 2 Baggett Tract	Gardner, Sarah F.
1729 Cameron Street	Lot 8, Blk 2 Baggett Tract	Mow, Rosalie J. TR
1731 Cameron Street	Lot 9, Blk 2 Baggett Tract	Ahmed, Shakeel and Sheikh Sohail A.
1733 Cameron Street	Lot 10, Blk 2 Baggett Tract	Garvin, Derrick R.
1735 Cameron Street	Lot 11, Blk 2 Baggett Tract	Dihon, Stacey L. and Semon, Donald R. Jr.
1737 Cameron Street	Lot 12, Blk 2 Baggett Tract	Weaver, Archie M. and M.E. James
1739 Cameron Street	Lot 13, Blk 2 Baggett Tract	Arrowhead Farm, LLC
211 Buchanan Street	Lot 14, Blk 2 Baggett Tract	Devers, Donald D.
213 Buchanan Street	Lot 15, Blk 2 Baggett Tract	Redmond, Richard M. III
215 Buchanan Street	Lot 16, Blk 2 Baggett Tract	Mackey, Nathaniel L. or Willia M.
217 Buchanan Street	Lot 17, Blk 2 Baggett Tract	Hyre, Franklin F. III or Susan P.
219 Buchanan Street	Lot 18, Blk 2 Baggett Tract	Newton, Matthew C.
221 Buchanan Street	Lot 19, Blk 2 Baggett Tract	Veeney, Sharon Anne
225 Buchanan Street	Lot 20, Blk 2 Baggett Tract	Arrowhead Farm, LLC
227 Buchanan Street	Lot 21, Blk 2 Baggett Tract	Lawrence, Gennie J. or Mary H.
229 Buchanan Street	Lot 22, Blk 2 Baggett Tract	Carr, Andre C. and Zelma and Davis, Sharon C.
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1501 Cameron Street
Alexandria, VA 22314

VMDO Project Number 1084

DESIGN ENGINEER AND LANDSCAPE ARCHITECT:
FIRM: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400 RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE, KEVIN.VANHISE@KIMLEY-HORN.COM

Checked By KVH
Drawn By KHA

ISSUES AND REVISIONS

SUBMITTAL	DATE

ISSUES AND REVISIONS

SUBMITTAL	DATE
C of A: DURANT CENTER ALTERATIONS	02.08.2013

EXISTING CONDITIONS PLAN - OVERALL

C1.0

K:\VNA_LALP\110314000 Jefferson-Houston School\CAD\PlanSheets\Final Site Plan Set - DD Set\C100_314000_EXISTING.dwg, Layout:EXISTING CONDITIONS PLAN - OVERALL Jan 22, 2013 - 4:46pm david.young
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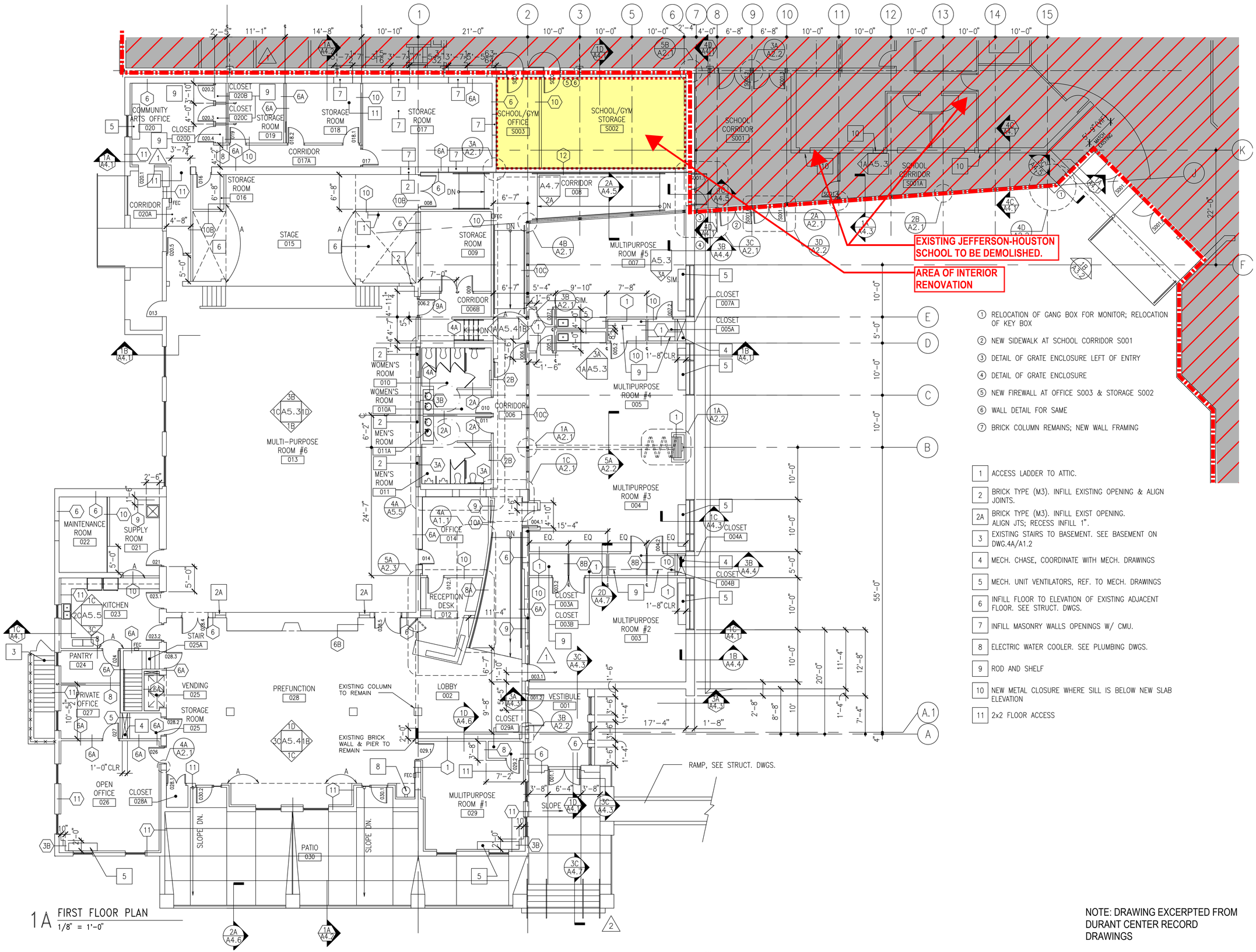

1A FIRST FLOOR PLAN
1/8" = 1'-0"

1 RELOCATION OF GANG BOX FOR MONITOR; RELOCATION OF KEY BOX

2 NEW SIDEWALK AT SCHOOL CORRIDOR S001

3 DETAIL OF GRATE ENCLOSURE LEFT OF ENTRY

4 DETAIL OF GRATE ENCLOSURE

5 NEW FIREWALL AT OFFICE S003 & STORAGE S002

6 WALL DETAIL FOR SAME

7 BRICK COLUMN REMAINS; NEW WALL FRAMING

1 ACCESS LADDER TO ATTIC.

2 BRICK TYPE (M3). INFILL EXISTING OPENING & ALIGN JOINTS.

2A BRICK TYPE (M3). INFILL EXIST OPENING. ALIGN JTS; RECESS INFILL 1".

3 EXISTING STAIRS TO BASEMENT. SEE BASEMENT ON DWG.4A/A1.2

4 MECH. CHASE, COORDINATE WITH MECH. DRAWINGS

5 MECH. UNIT VENTILATORS, REF. TO MECH. DRAWINGS

6 INFILL FLOOR TO ELEVATION OF EXISTING ADJACENT FLOOR. SEE STRUCT. DWGS.

7 INFILL MASONRY WALLS OPENINGS W/ CMU.

8 ELECTRIC WATER COOLER. SEE PLUMBING DWGS.

9 ROD AND SHELF

10 NEW METAL CLOSURE WHERE SILL IS BELOW NEW SLAB ELEVATION

11 2x2 FLOOR ACCESS

NOTE: DRAWING EXCERPTED FROM DURANT CENTER RECORD DRAWINGS

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200 E MARKET STREET
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P 434.296.5684 F 434.296.4496
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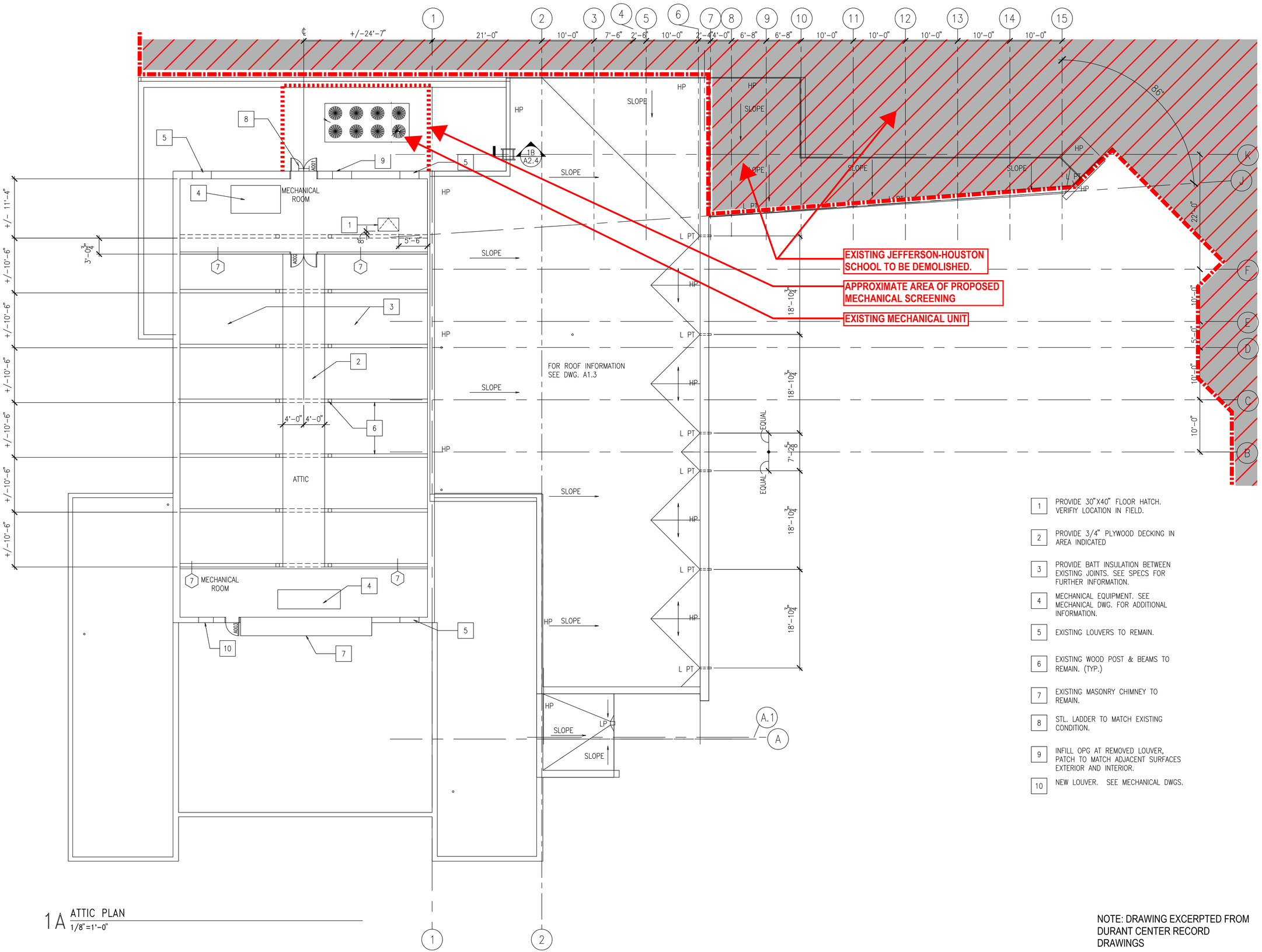
EXISTING BUILDING PLAN - FIRST FLOOR

A0.1



1A ATTIC PLAN
1/8"=1'-0"

1 PROVIDE 30"X40" FLOOR HATCH. VERIFIY LOCATION IN FIELD.

2 PROVIDE 3/4" PLYWOOD DECKING IN AREA INDICATED

3 PROVIDE BATT INSULATION BETWEEN EXISTING JOINTS. SEE SPECS FOR FURTHER INFORMATION.

4 MECHANICAL EQUIPMENT. SEE MECHANICAL DWG. FOR ADDITIONAL INFORMATION.

5 EXISTING LOUVERS TO REMAIN.

6 EXISTING WOOD POST & BEAMS TO REMAIN. (TYP.)

7 EXISTING MASONRY CHIMNEY TO REMAIN.

8 STL. LADDER TO MATCH EXISTING CONDITION.

9 INFILL OPG AT REMOVED LOUVER, PATCH TO MATCH ADJACENT SURFACES EXTERIOR AND INTERIOR.

10 NEW LOUVER. SEE MECHANICAL DWGS.

NOTE: DRAWING EXCERPTED FROM DURANT CENTER RECORD DRAWINGS

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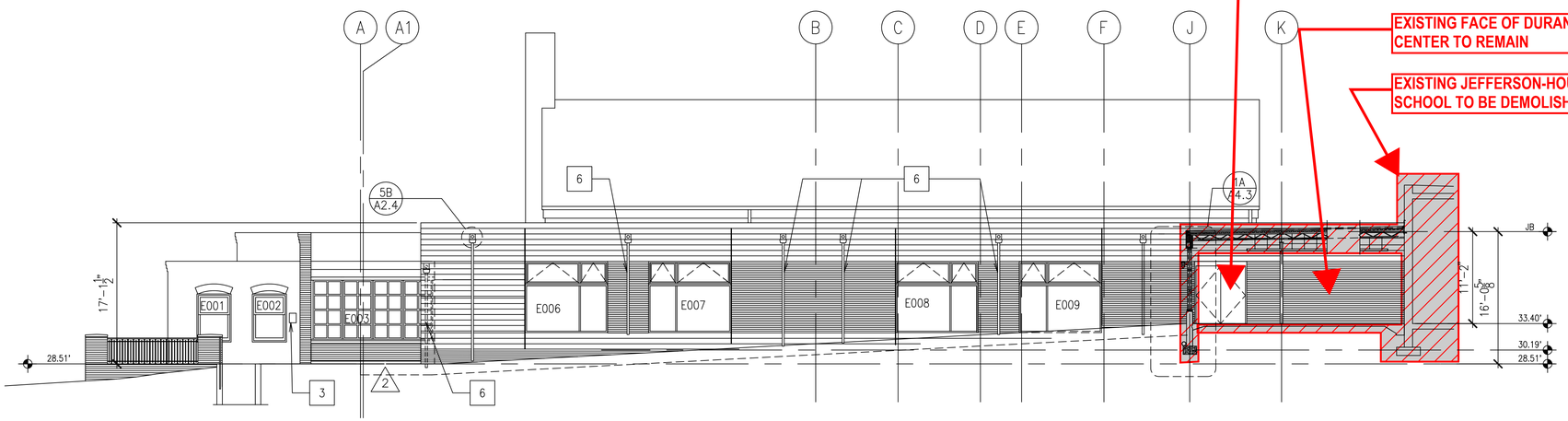
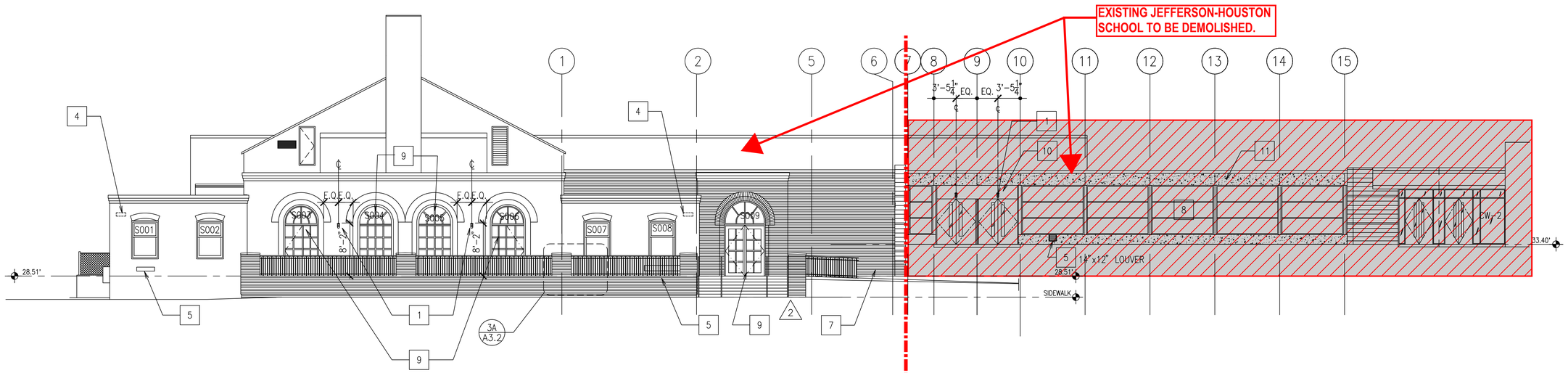
EXISTING BUILDING PLAN - ROOF

A0.2



1C EAST ELEVATION
1/8" = 1'-0"



1A SOUTH ELEVATION
1/8" = 1'-0"

1 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
2 NOT USED
3 "KNOX BOX" FOR KEYS
4 EXISTING LIGHTS TO BE REMOVED
5 METAL LOUVER, SEE MECH. DWGS.
6 DOWN SPOUTS TO MATCH EXISTING.
7 ALUM. RAILING ON CURB AT EACH SIDE OF RAMP. SIMILAR TO PATIO RAILING. PROVIDE HANDRAIL BOTH SIDES.
8 ALUM CURTAIN WALL CW-1
9 ALUM STORE FRONT SF-1
10 FLUSH METAL PANEL
11 PRECAST FASCIA PANEL

NOTE: DRAWING EXCERPTED FROM DURANT CENTER RECORD DRAWINGS

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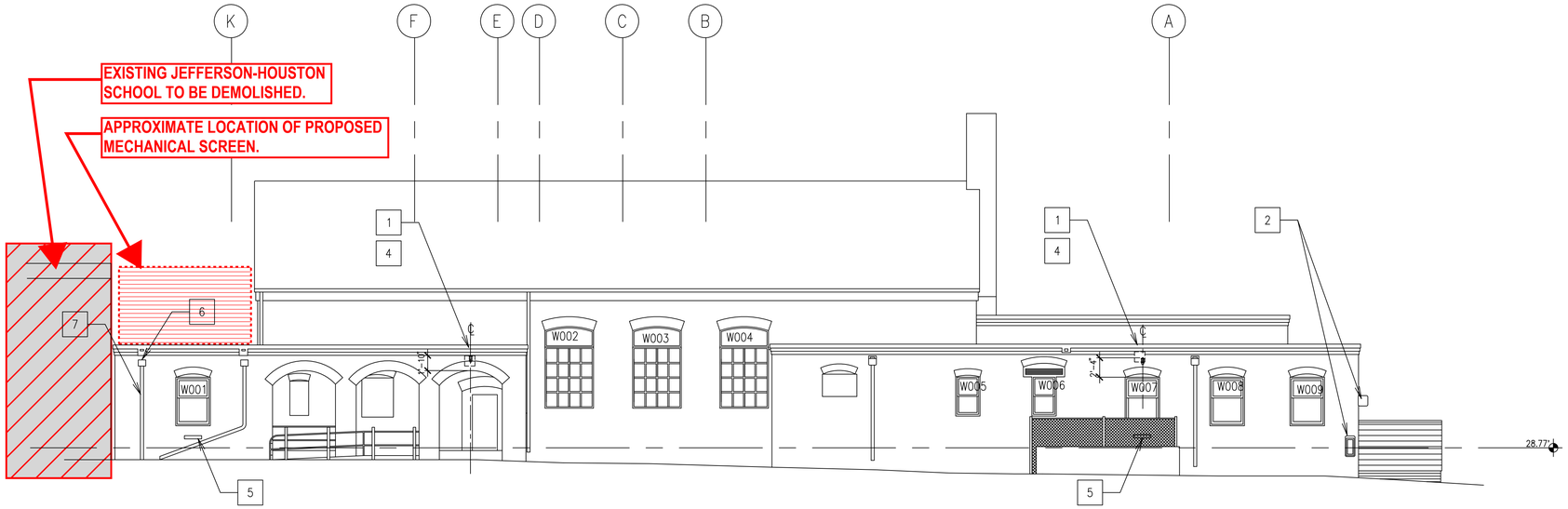
EXISTING BUILDING ELEVATIONS

A0.3



1C WEST ELEVATION
1/8" = 1'-0"

1 LIGHT FIXTURE, REF. TO ELECTRICAL DRAWINGS
2 EXISTING PUBLIC TELEPHONE AND PLACARD
3 "KNOX BOX" FOR KEYS
4 EXISTING LIGHTS TO BE REMOVED
5 METAL LOUVER – SEE MECH. DWGS.
6 RELOCATED SCUPPER
7 DOWNSPOUT TO MATCH EXIST.

NOTE: DRAWING EXCERPTED FROM DURANT CENTER RECORD DRAWINGS

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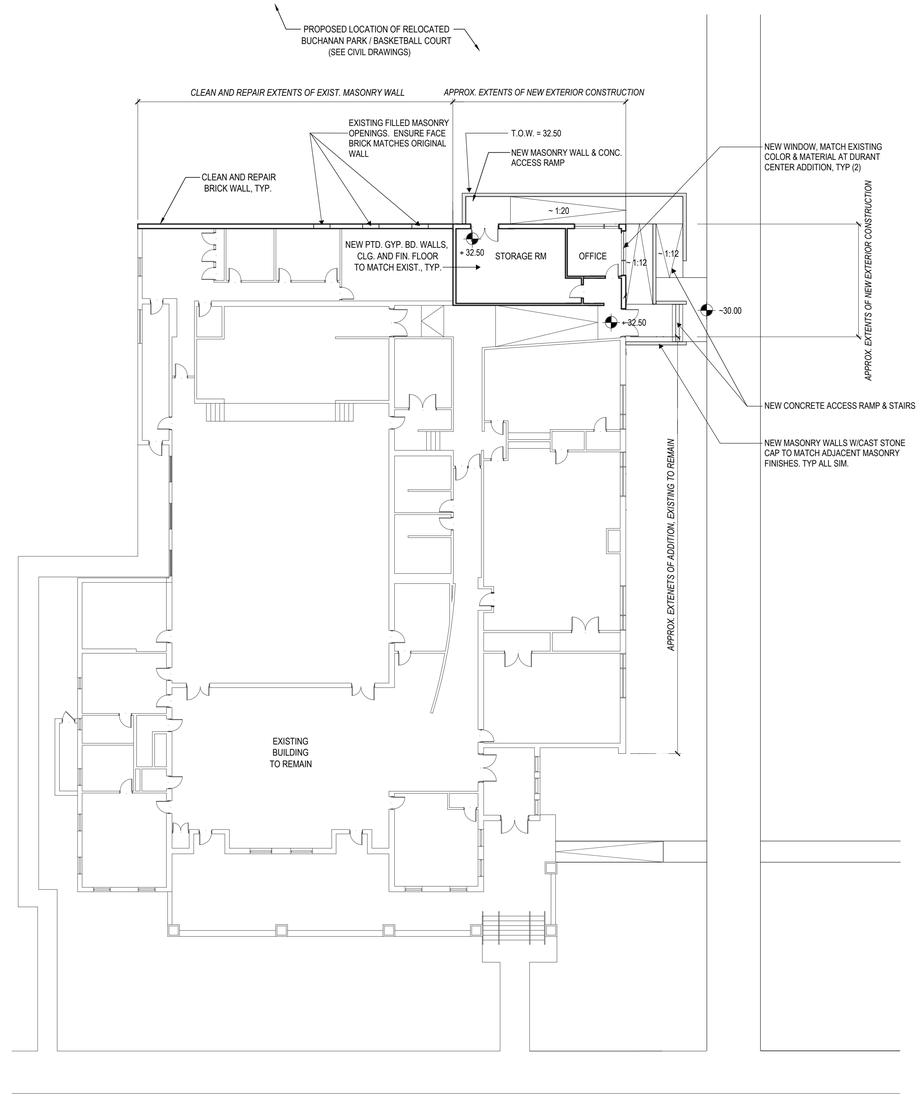
EXISTING BUILDING ELEVATIONS

A0.4



DURANT CENTER FIRST FLOOR PLAN

1/16” = 1’-0”

NOTE: SEE CIVIL DRAWINGS FOR FINISHED GRADING WALKWAYS AND RAMPS

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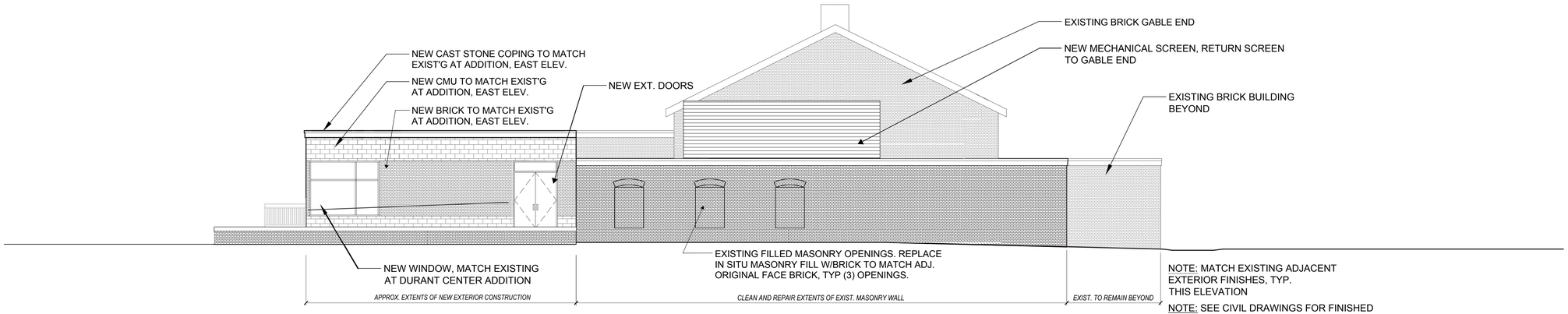
DURANT CENTER FLOOR PLAN

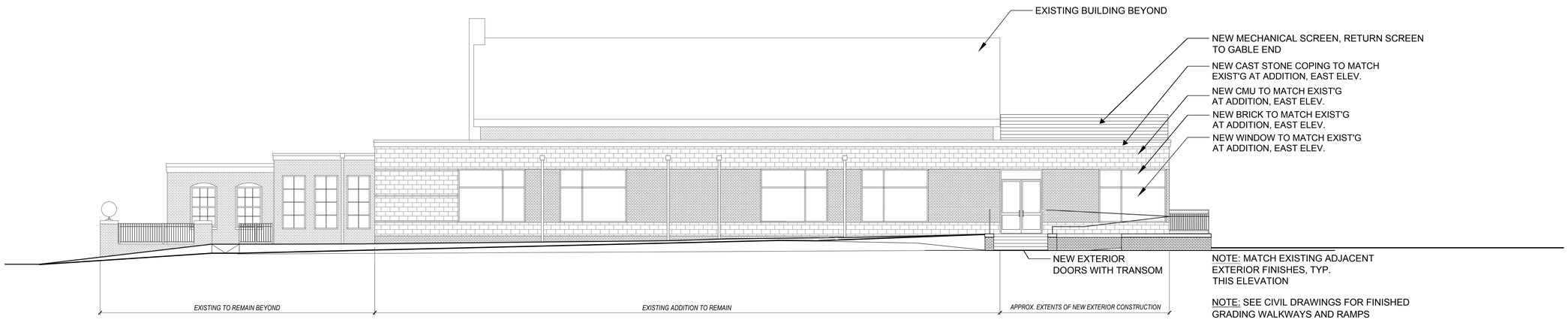
A1.1



NOTE: PATCH AND REPAIR EXISTING ROOF MEMBRANE, FLASHING AND COPING AS NECESSARY

DURANT CENTER NORTH ELEVATION

1/8" = 1'-0"



DURANT CENTER EAST ELEVATION

1/8" = 1'-0"

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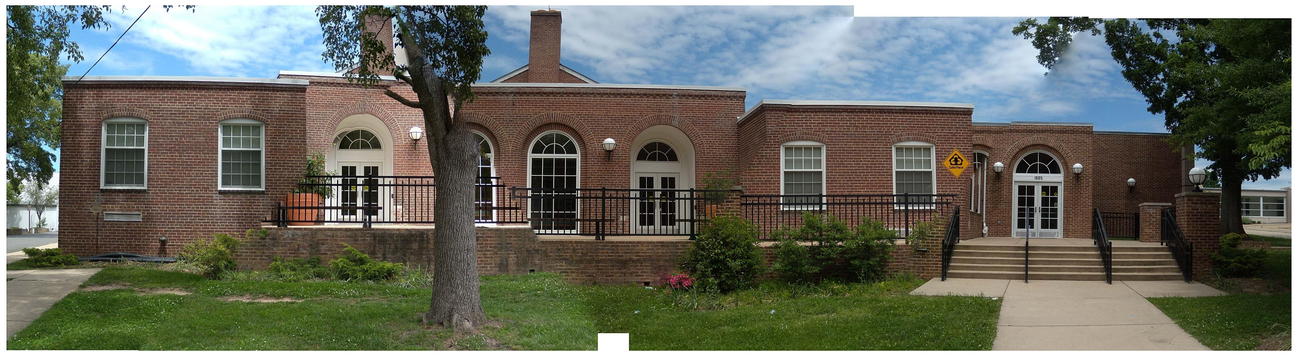
DURANT CENTER ELEVATIONS

A2.1

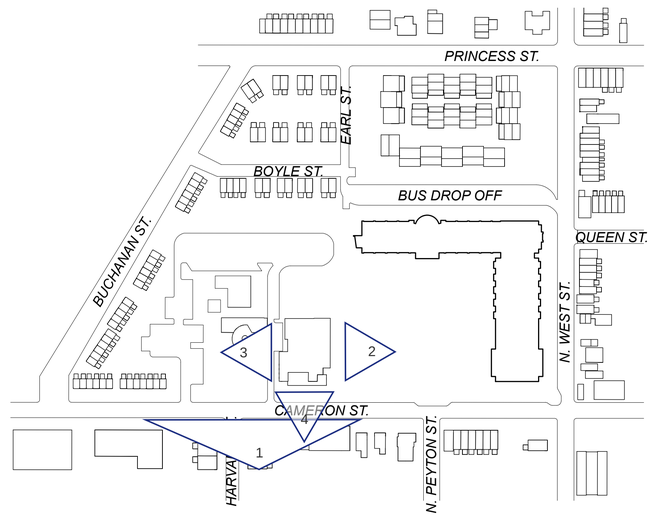
1700 CAMERON ST. TO DURANT CENTER/EXISTING SCHOOL (NORTH) 1

DURANT CENTER, WEST ELEVATION 2

DURANT CENTER, EAST ELEVATION 3



DURANT CENTER, SOUTH ELEVATION 4



SITE CONTEXT PLAN

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SITE CONTEXT PHOTOS

A3.1

BAR Case # _____

ADDRESS OF PROJECT: 1501 Cameron St Jefferson-Houston School

TAX MAP AND PARCEL: 064.03-01-01 **ZONING:** RB Townhouse

APPLICATION FOR: *(Please check all that apply)*

☑ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☑ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☑ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Alexandria City School Board

Address: 2000 North Beauregard Street

City: Alexandria State: VA Zip: 22311

Phone: (703) 824-6600 E-mail : meisenho@acps.k12.va.us

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☑ Project Manager

Name: Jay Brinson, Brailsford & Dunlavey Phone: (703) 824-6600

E-mail: jbrinson@programmanagers.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

☐ **Yes** ☐ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☑ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
  - ☐ doors ☐ windows ☐ siding ☐ shed
  - ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
  - ☐ other see also attached drawings
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The applicant is requesting the front setback to be shown on the site plan approved as part of the DSUP.
The applicant is requesting to construct screen walls at the North and Northwest portions of the building in excess of 6'.
See attached narrative.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

N/A	
☐	☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐	☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐	☐ Description of the reason for demolition/encapsulation.
☐	☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Case # _____

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
☐	☐	FAR & Open Space calculation form.
☐	☐	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
☐	☐	Existing elevations must be scaled and include dimensions.
☐	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☐	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
☐	☐	Square feet of existing signs to remain: _____.
☐	☐	Photograph of building showing existing conditions.
☐	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☐	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☐	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☐	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	☐	Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
☐	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☐	Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
☐	☐	An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
☐	☐	Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # _____

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☑ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☑ I, the applicant, or an authorized representative will be present at the public hearing.

☑ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Jay J. Brinson

Printed Name: Jay Brinson

Date: 02/08/2013