**BAR Case #** 2015-00248/00249

**ADDRESS OF PROJECT:** 0 PRINCE STREET

**TAX MAP AND PARCEL:** LOT 600 **ZONING:** WPR

**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: OLD DOMINON BOAT CLUB

Address: 1 KING STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 836-5764 E-mail :

**Authorized Agent** *(if applicable)*: ☐ Attorney ☒ Architect ☐

Name: GEORGE EISENBERGER Phone: (703) 519-8081

E-mail: GRE@MICHAELWINSTANLEY.COM

**Legal Property Owner:**

Name: OLD DOMINON BOAT CLUB

Address: 1 KING STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: (703) 836-5764 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.

THE DSUP WAS APPROVED BY CITY COUNCIL ON MARCH 14TH, 2015

**BAR Case #** 2015-00248/00249

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

- [x] 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 _____
- [ ] ADDITION
- [x] DEMOLITION/ENCAPSULATION
- [ ] SIGNAGE

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

NEW CONSTRUCTION: NEW BOAT CLUB AT EXISTING "BEACHCOMBER" SITE, INCORPORATING KEY MASSING AND ARCHITECTURAL FEATURES OF EXISTING BEACHCOMBER STRUCTURE.DESIGN IS CONSISTENT WITH DSUP APPROVED BY CITY COUNCIL ON MARCH 14TH, 2015.

DEMOLITION: SEE ATTACHED MEMORANDUM FOR DEMOLITION AND SUPPORTING DOCUMENT "O PRINCE STREET: A TIMELINE".

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

**BAR Case #** 2015-00248/00249

**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 3 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 | |
|---|---|---|
| X | | 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. |
| X | | FAR & Open Space calculation form. |
| | X | Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. |
| | X | Existing elevations must be scaled and include dimensions. |
| X | | Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations. |
| X | | Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. |
| X | | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| X | | 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 | |
|---|---|---|
| X | | Linear feet of building: Front: 33'-10" Secondary front (if corner lot): 105'-6-1/2" |
| | X | Square feet of existing signs to remain: _____. |
| | X | Photograph of building showing existing conditions. |
| X | | Dimensioned drawings of proposed sign identifying materials, color, lettering style and text. |
| X | | Location of sign (show exact location on building including the height above sidewalk). |
| | X | Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable). |
| X | | 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 | |
|---|---|---|
| | X | Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details. |
| | X | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| | X | Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale. |
| | X | An official survey plat showing the proposed locations of HVAC units, fences, and sheds. |
| | X | Historic elevations or photographs should accompany any request to return a structure to an earlier appearance. |

**BAR Case #** 2015-00248/00249

**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.)
FILING FEE SHALL BE SUBMITTED WITHIN THE WEEK.

☒ 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 3 sets of revised materials.

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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: _____

Printed Name: GEORGE EISENBERGER

Date: 08/03/2015

# HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

Telephone (703) 836-5757
FAX (703) 548-5443


MEMORANDUM

| | |
|---|---|
| TO: | BAR Staff, BAR Old & Historic District Members |
| FROM: | Mary Catherine Gibbs on behalf of the Old Dominion Boat Club |
| RE: | Justification for Demolition of Existing Structure<br>Zero Prince Street now 200 Strand |
| DATE: | August 3, 2015 |

This memorandum provides the justification for demolition of the existing Beachcomber building at what was Zero Prince Street and is now 200 Strand Street, pursuant to § 10-105(B) of the Zoning Ordinance. In filing the BAR application for Demolition, an Applicant must clearly spell out the reason for the demolition and describe any alternatives to demolition and why such alternatives are not feasible.

Reason for Demolition:

The beachcomber building was opened in 1946 and operated as a waterfront restaurant. It is a simple cinder-block building constructed originally over the water on concrete piles. On the second story, it had a three sided open porch and a rooftop terrace for outdoor dining. The restaurant ceased operation in 1954, when it experienced a fire. The building was then sold and utilized by the International Armaments Corporation, or Interarms, for storage and then for the retail sale of guns and ammunition among other sporting goods. Sheds in two different locations have been located on the property, but are now fully removed from the site. The first was approved in 1973 for selling seafood/sandwiches, which was located west of the Potomac Arms warehouse, and then a trailer for the Potomac Party Cruises, Inc, was located east of the building by 2006. In depth histories of the site can be found in "0 Prince Street: A Timeline" by Diane Ricker, 2008, and the "Documentary Study of 0 Prince Street (Old Dominion Boat Club)", by Thunderbird Archeology, March 2015. Copies of both are attached to this memorandum.

The request for demolition is based on the relocation of the Old Dominion Boat Club ("ODBC") from its current location at 1 and 2 King Streets to 200 Strand Street. The Board is aware of the plans for this relocation as it has reviewed the Concept submissions for new ODBC clubhouse on three occasions in the past few months. This Board formally endorsed the height, mass and scale of the new ODBC Clubhouse at its February 18, 2015 meeting after that third Concept Review. At each hearing, the Staff Report firmly recognized that:

> In April 2012, the BAR determined that the simple vernacular materials and design of the Beachcombers Restaurant building, particularly its cinderblock construction, was not architecturally significant, may easily be replicated and did

not display a high degree of craftsmanship to make them worthy of preservation or slavish reproduction. However, the Board noted that the building did possess a high level of cultural and historic significance unique to Alexandria and specifically suited to its waterfront location. The BAR further identified that the utilitarian character of the building, with its punched windows, projecting balconies, and rooftop dining, is important. They supported the substantial reconstruction of the existing structure but strongly recommended that the building's overall form and character defining architectural features be recalled and integrated into the new building to the maximum extent reasonably possible.

These facts remain true to today. There has been further structural investigation that has revealed reuse of the building is not possible. As a result, the request is to completely demolish the structure and to rebuild an ODBC Clubhouse that incorporates the form and character of the important architectural features of the Beachcomber building.

Alternatives to Demolition:

Many alternatives to redevelopment of the property have been considered, but were rejected early on in the negotiations between the City and the ODBC based upon the deterioration of the structure of the old Beachcomber building. The only realistic alternative is incorporating the existing architectural character into the new ODBC Clubhouse, as has been endorsed by this Board, which ODBC is proposing.

Criteria for Demolition:

Section 10-105(B) of the Zoning Ordinance provides seven questions that must be answered in the negative in order to satisfy the criteria for Demolition within the Old and Historic Alexandria District. The proposal to demolish the Beachcomber building should now answer all these questions in the negative and therefore, satisfies the criteria for demolition within the Old and Historic Alexandria District.

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? **No**. As the Board noted previously, the building is "not architecturally significant, may easily be replicated and did not display a high degree of craftsmanship to make them worthy of preservation or slavish reproduction." However, the ODBC is seeking to incorporate the architectural character that was of interest to the Board into the new Clubhouse, and as such, the character and historical interest will be maintained in the new structure.

(2) Is the building or structure of such interest that it could be made into an historic shrine? **No**

(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? **No,** as the Board has previously found that the building, "may easily be replicated and did not

display a high degree of craftsmanship to make them worthy of preservation or slavish reproduction the materials are very common and can be easily reproduced."

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? **N/A**

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? **No**, the Waterfront is being enhanced by the redevelopment of the Beachcomber into an active and water oriented use, which is what the Board seemed to encourage when it "supported the substantial reconstruction of the existing structure but strongly recommended that the building's overall form and character defining architectural features be recalled and integrated into the new building to the maximum extent reasonably possible."

(6) 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 in which to live? **No,** the replacement of the Beachcomber will reactivate this long dormant corner of the City's waterfront, making the area a more attractive and desirable place to visit.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project? **N/A**

# GENERAL NOTES

1.) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA TAX ASSESSMENT MAP AS A PORTION OF PARCEL NUMBERS 075.03-03-11, 075.03-03-12, AND 075.03-03-15, AND IS CURRENTLY ZONED W-1.

2.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

3.) A TITLE REPORT FOR #0 PRINCE STREET WAS FURNISHED BY STEWART TITLE AND ESCROW, FILE NUMBER 1400514, DATED APRIL 16, 2014. A TITLE REPORT FOR #200 STRAND STREET WAS FURNISHED BY STEWART TITLE AND ESCROW, FILE NUMBER 1400515, DATED APRIL 16, 2014.

4.) BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN AUGUST 5, 2014 AND AUGUST 13, 2014.

5.) A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - VIRGINIA STATE GRID NORTH ZONE AS ESTABLISHED FROM A RECENT FIELD SURVEY PERFORMED BY C.P. JOHNSON & ASSOCIATES.

B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A RECENT FIELD SURVEY PERFORMED BY C.P. JOHNSON & ASSOCIATES.

6.) NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.

7.) NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.

8.) ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.

9.) THE RESOURCE PROTECTION AREA PERENNIAL STREAM 100' BUFFER SHOWN HEREON HAS BEEN MAPPED FROM TOP OF BANKS OF THE POTOMAC RIVER SURVEYED BY THIS FIRM BETWEEN AUGUST 5, 2014 AND AUGUST 13, 2014.

10.) LOTS AND STREET DEDICATION ARE SHOWN PER A SUBDIVISION PLAT PREPARED BY CHARLES P. JOHNSON & ASSOCIATES DATED MAY 2014, LAST REVISED JULY 16, 2014, AND APPROVED BY THE PLANNING COMMISION OF THE CITY OF ALEXANDRIA IN SEPTEMBER 4TH, 2014.

11.) BASE FLOOD ELEVATION = 10.2'

12.) TOTAL EXISTING PARKING SPACES = 61 SPACES

# FLOOD ZONE NOTE

THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 5155190041E, REVISED AND EFFECTIVE ON JUNE 16, 2011.

BY GRAPHIC DEPICTION ONLY (UNLESS OTHERWISE NOTED), THE PROPERTIES SHOWN HEREON ARE SHOWN IN:

- FLOOD ZONE "AE", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD - BASE FLOOD AREAS DETERMINED.)

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# UTILITY MARKING NOTES:

1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE GROUND MARKINGS.

2) BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 1-800-552-7001 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

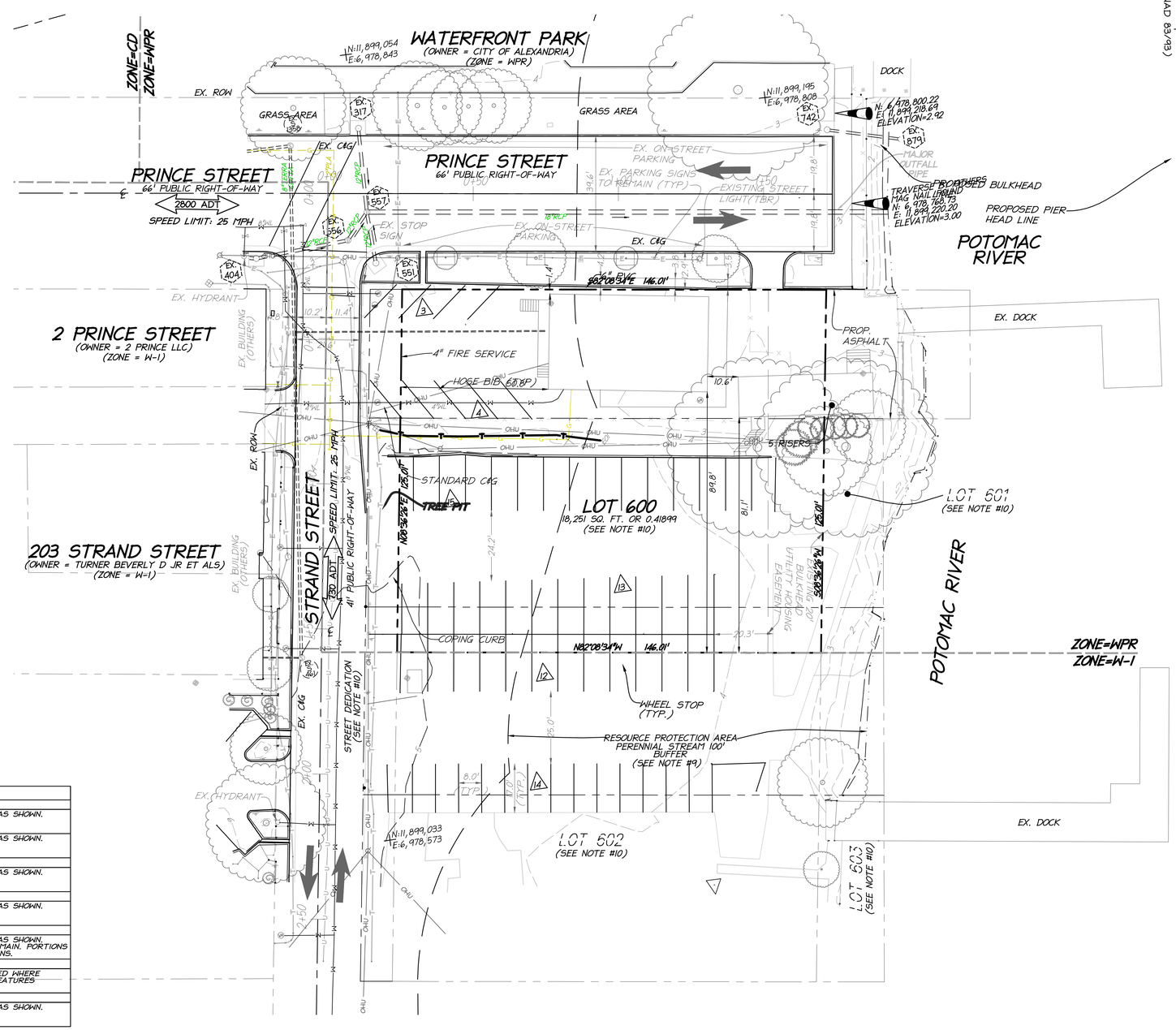
3) UTILITY PROFESSIONALS, INC. MARKED FOR THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES ON 08/08/14.

4) THIS INVESTIGATION DOES NOT INCLUDE THE USE OF GROUND PENETRATING RADAR OR INTRUSIVE METHODS OF INVESTIGATION SUCH AS TEST PITS OR BORINGS.

5) THIS INVESTIGATION DOES NOT INCLUDE DESIGNATING SPRINKLER OR IRRIGATION SYSTEMS, BURIED TANKS, SEPTIC SYSTEMS, OR WELLS.

6) DETECTING AND DESIGNATING UTILITIES THAT ARE BURIED DIRECTLY BELOW OTHER UTILITIES ARE NOT PROVIDED.

| UTILITY DESCRIPTION | PLANS | MARKED | LOCATED | NOTES |
|---|---|---|---|---|
| COMMUNICATIONS | | | | |
| VERIZON | | X | X | MARKED AND LOCATED AS SHOWN. |
| COMCAST | | X | X | MARKED AND LOCATED AS SHOWN. |
| ELECTRIC | | | | |
| DOMINION VIRGINIA POWER | | X | X | MARKED AND LOCATED AS SHOWN. |
| WATER | | | | |
| VIRGINIA AMERICAN WATER | | X | X | MARKED AND LOCATED AS SHOWN. |
| GAS | | | | |
| WASHINGTON GAS | WG-89823 | X | X | MARKED AND LOCATED AS SHOWN. UNABLE TO TRACE GAS MAIN. PORTIONS OF GAS SHOWN PER PLANS. |
| STORM & SANITARY SEWER | | | | |
| CITY OF ALEXANDRIA | ALEXANDRIA SEWER VIEWER | | | AS BUILT DATA OBTAINED WHERE ACCESSIBLE. CERTAIN FEATURES SHOWN PER PLAN. |
| UNIDENTIFIED | | | | |
| UNIDENTIFIED UTILITY LINE | | X | X | MARKED AND LOCATED AS SHOWN. |




Virginia State Grid North (NAD 83/91)

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

## LEGEND

DISTURBED AREA: 0.60 AC OR 26,213 S.F.

Utilities - Water
- WATER VALVE
- FIRE HYDRANT
- WATER METER

Utilities - Sanitary
- SANITARY MANHOLE
- CLEAN OUT

Utilities - Storm
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- STORM INVERT

Utilities - Electric
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- POWER POLE

Utilities - Communication
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT

Utilities - Gas
- GAS VALVE
- GAS METER

Misc. Symbols
- UNIDENTIFIED MANHOLE
- SIGN
- BOLLARD
- GROUND SPOT SHOT
- BUILDING HEIGHT MEASUREMENT
- METAL POST
- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
- STORM STRUCTURE
- SANITARY STRUCTURE
- DECIDUOUS TREE
- CONIFEROUS TREE

Linetypes
- FENCE
- UNDERGROUND SANITARY LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- UNIDENTIFIED UNDERGROUND UTILITY
- GAS LINE SCALED PER PLANS
- SANITARY LINE SCALED PER PLANS
- STORM LINE SCALED PER PLANS
- CURB & GUTTER
- PROPERTY LINE
- ADJOINER LINE
- EX. INDEX CONTOUR (5')
- EX. INT. CONTOUR (1')
- EDGE OF WATER
- CENTERLINE OF R/W

Abbreviations

| | |
|---|---|
| C&G | CURB & GUTTER |
| RCP | REIN. CONC. PIPE |
| CLF | CHAIN LINK FENCE |
| WF | WOOD FENCE |
| EOW | EDGE OF WATER |
| EOI | END OF UTILITY INFORMATION |

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

# STORM AND SANITARY STRUCTURE DATA

STM 317
TOP=3.18
INV=-0.12 10" TERRACOTTA

STM 404
TOP=3.27
INV=0.47 10" TERRACOTTA

STM 556
TOP=2.84
INV=-0.76' 10" TERRACOTTA

STM 557
TOP=2.91
UNABLE TO MEASURE DOWN (FULL OF SEDIMENT)

STM 551
TOP=3.18
INV=-0.32 10" TERRACOTTA

STM 742
TOP=2.84
INV=-0.62' 10" TERRACOTTA

STM 879
INV=-0.88' 10" TERRACOTTA

SAN 461
TOP=5.02
INV IN=0.82 4" TERRACOTTA FR BLDG
INV OUT=0.26' 10" TERRACOTTA TO 1358

SAN 1358
TOP=2.89
INV IN=-0.78' 10" TERRACOTTA FR 461
INV OUT=-1.21 10" TERRACOTTA TO 1359

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.


christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636


COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

FINAL SITE PLAN
OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C3.0

102791

## LEGEND

XXXX TO BE DEMOLISHED

**Utilities - Water**
- WATER VALVE
- FIRE HYDRANT
- WATER METER

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- CLEAN OUT

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- SIGN
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- GROUND SPOT SHOT
- BUILDING HEIGHT MEASUREMENT
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**Linetypes**
- FENCE
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| RCP | REIN. CONC. PIPE |
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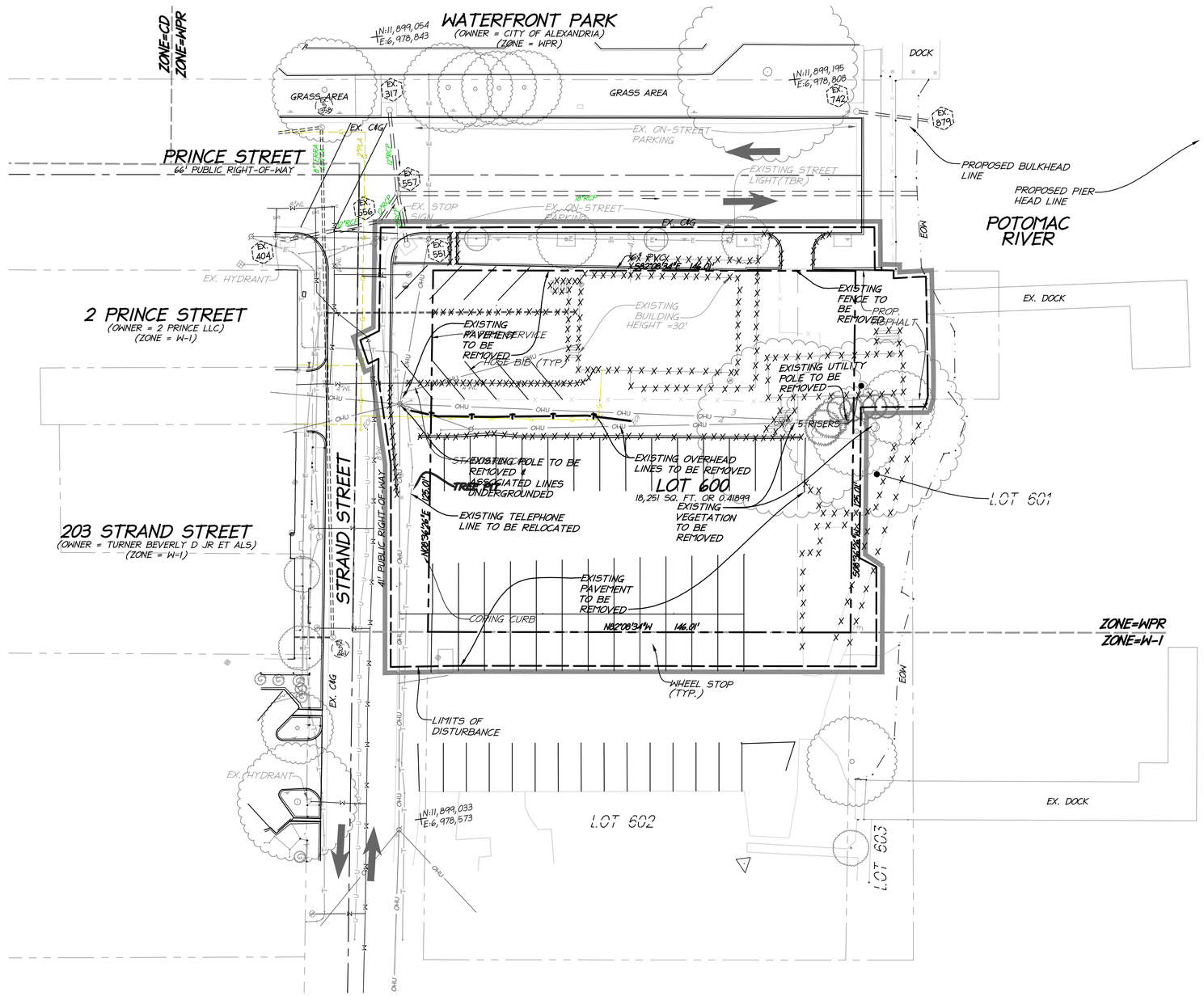
| EOI | END OF UTILITY INFORMATION |




| DATE | SUBMISSION |
|---|---|
| | |

Virginia State Grid North (NAD 83/93)

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

**DISTURBED AREA:**
0.60 AC OR 26,213 S.F.

## ARCHAEOLOGY NOTES

1. THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
2. THE APPLICANT / DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT / DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

**APPROVED**
SPECIAL USE PERMIT NO. 2014-0026
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.


christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636


COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

DEMOLITION PLAN

FINAL SITE PLAN
# OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C3.1

102791

100 75 50 0 100 200
GRAPHIC SCALE
1" = 100'

Virginia State Grid North
(NAD 83/93)

## OWNERSHIP INFORMATION

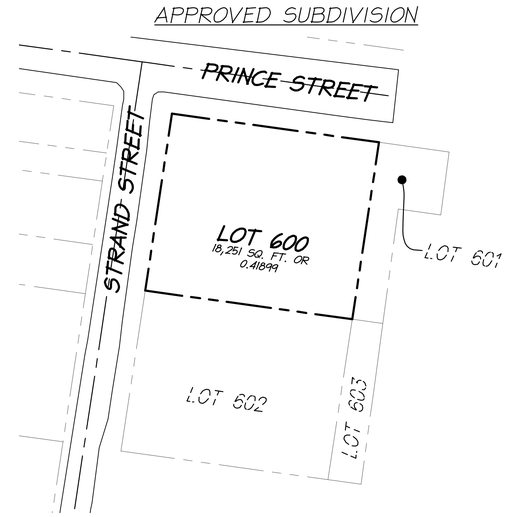
1. WATERFRONT PARK
   1A PRINCE STREET
   USE: OPEN SPACE
   ZONE: WPR
2. AMERICAN MEDICAL GROUP ASSOCIATION
   1 PRINCE STREET
   USE: OFFICE
   ZONE: CD
3. 110 S UNION STREET LLC
   110 S UNION STREET LLC
   USE: OFFICE
   ZONE: CD
4. 2 PRINCE LLC
   2 PRINCE STREET
   USE: GENERAL COMMERCIAL
   ZONE: W-1
5. CITY OF ALEXANDRIA
   200 STRAND STREET
   USE: CITY PKS/PLAYGROUNDS
   ZONE: W-1
6. MANN ANITA L
   204 STRAND STREET
   USE: VACANT LAND - COMMERCIAL
   ZONE: W-1
7. SWEENEY JANE CASTER
   208 STRAND STREET
   USE: VACANT LAND - COMMERCIAL
   ZONE: W-1
8. TURNER BEVERLY D JR ET ALS
   203 STRAND STREET
   USE: RESTAURANT/FST FOOD
   ZONE: W-1
9. CUMMINGS INVESTMENT ASSOCIATES INC
   220 S UNION STREET
   USE: HOTEL AND MOTEL
   ZONE: W-1
10. CITY OF ALEXANDRIA
    #0 PRINCE STREET
    USE: RESTAURANT (VACANT)
    ZONE: WPR

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

DISTURBED AREA:
0.60 AC OR 26,213 S.F.

## APPROVED SUBDIVISION




50 25 0 50 100
GRAPHIC SCALE
1" = 50'

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

CONTEXTUAL PLAN

FINAL SITE PLAN
# OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: SEE DWG
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C4.0



102791

## LEGEND

XXXX TO BE DEMOLISHED

**Utilities - Water**
- WATER VALVE
- FIRE HYDRANT
- WATER METER

**Utilities - Sanitary**
- SANITARY MANHOLE
- CLEAN OUT

**Utilities - Storm**
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- STORM INVERT

**Utilities - Electric**
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- POWER POLE

**Utilities - Communication**
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT

**Utilities - Gas**
- GAS VALVE
- GAS METER

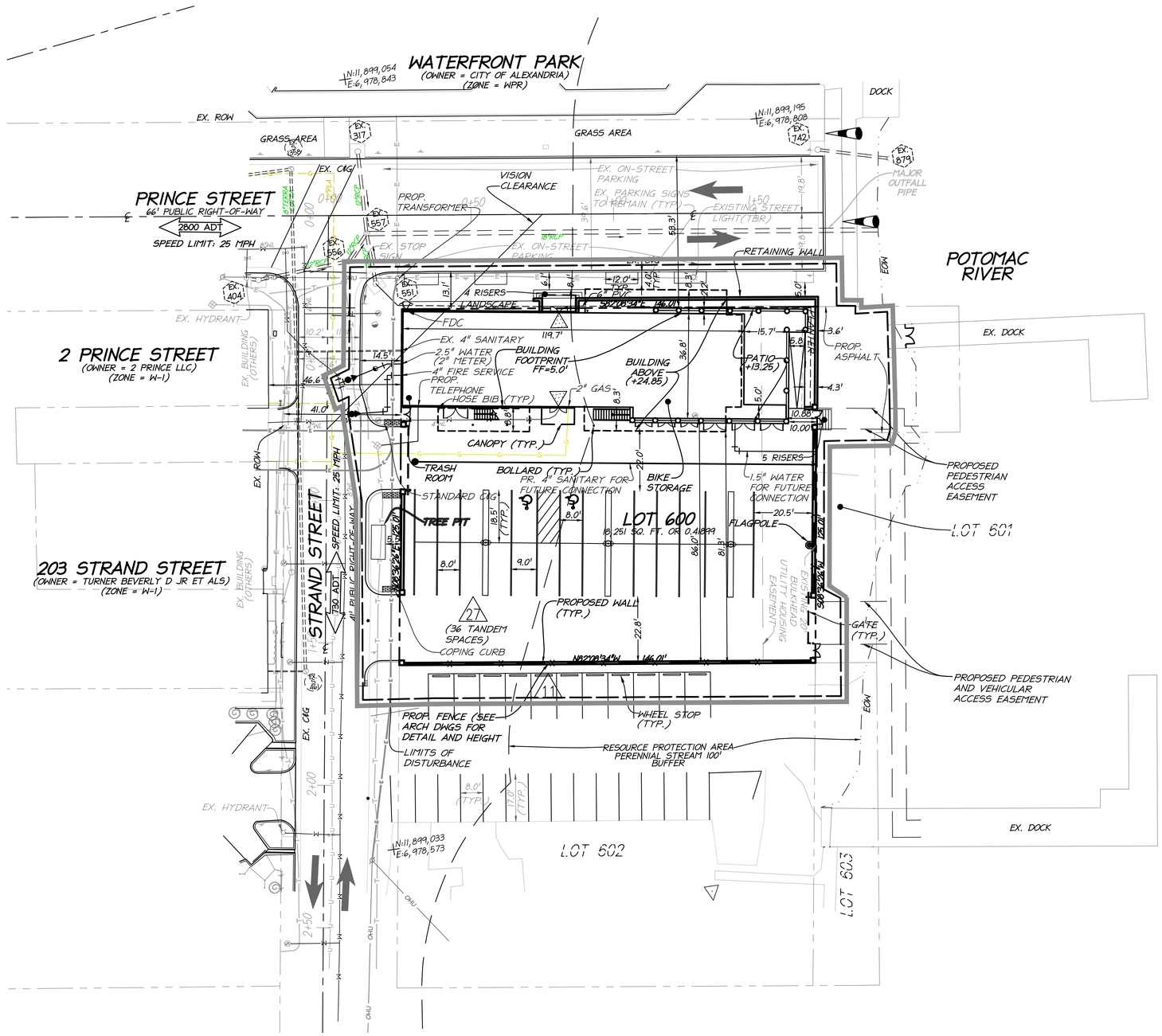
**Misc. Symbols**
- UNIDENTIFIED MANHOLE
- SIGN
- BOLLARD
- GROUND SPOT SHOT
- BUILDING HEIGHT MEASUREMENT
- METAL POST
- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
- STORM STRUCTURE
- SANITARY STRUCTURE
- DECIDUOUS TREE
- CONIFEROUS TREE

**Linetypes**
- FENCE
- CURB & GUTTER
- PROPERTY LINE
- ADJOINER LINE
- EX. INDEX CONTOUR (5')
- EX. INT. CONTOUR (1')
- EDGE OF WATER
- CENTERLINE OF R/W
- OVERHEAD UTILITY WIRE
- EXISTING GAS
- EXISTING WATERLINE
- EXISTING TELE.
- EXISTING ELEC.
- EXISTING STORM
- EXISTING SANITARY
- PROP. WATER LINE
- PROP. FENCE
- LIMITS OF DISTURBANCE

**Abbreviations**

| | |
|---|---|
| C&G | CURB & GUTTER |
| RCP | REIN. CONC. PIPE |
| CLF | CHAIN LINK FENCE |
| WF | WOOD FENCE |
| EOW | EDGE OF WATER |
| EOI | END OF UTILITY INFORMATION |

- DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB
- BUILDING ENTRANCE
- PROPOSED SITE LIGHT
- PROPOSED FLAG POLE
- PROPOSED HOSE BIB




Virginia State Grid North (NAD 83/93)

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

**DISTURBED AREA:**
0.60 AC OR 26,213 S.F.

## ARCHAEOLOGY NOTES

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## NOTES:

1. ALL PROPOSED CURB RADII TO BE 6.0'.
2. FOR UTILITY OWNER INFORMATION, SEE SHEET C3.0.
3. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS AND ELEVATIONS.
4. SEE ARCHITECTURAL PLANS FOR DETAILED STOOP AND RAILING INFORMATION.
5. SEE SHEET A-501 FOR THE PARKING LOT PAVING SECTION.
6. PROPOSED TRANSFORMER TO BE LOCATED ON THE EXISTING POWER POLE AND HAS BEEN COORDINATED WITH D.V.P.
7. ALL EXISTING WATER SERVICES TO THE EXISTING BUILDING SHALL BE ABANDONED.

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

**APPROVED**
SPECIAL USE PERMIT NO. 2014-0026
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

SITE PLAN

FINAL SITE PLAN
# OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C5.0



102791

## ARCHAEOLOGY NOTES

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## NOTES:

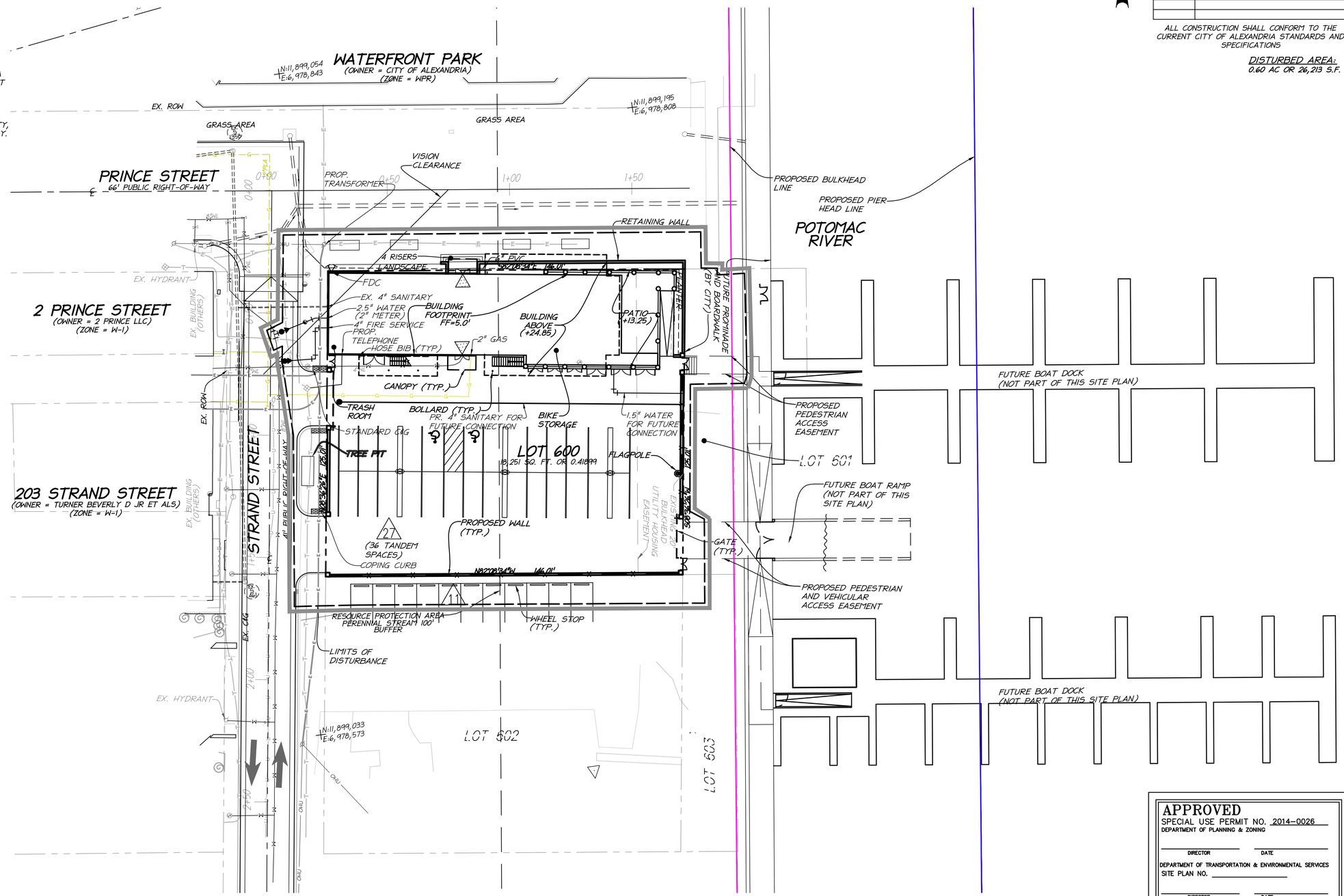
1. THE IMPROVEMENTS TO THE PROMENADE AS PART OF THE CITY'S FLOOD DEFENSE PLAN ARE SUBJECT TO CHANGE AND MAY REQUIRE DESIGN ALTERATIONS ON BEHALF OF THE APPLICANT IN ORDER TO COORDINATE.
2. BOAT RAMP TO BE COMPLETED ONCE THE FLOOD MITIGATION WORK IS COMPLETE.
3. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS AND ELEVATIONS.

Virginia State Grid North (NAD 83/93)

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

DISTURBED AREA:
0.60 AC OR 26,213 S.F.




## LEGEND

XXXX TO BE DEMOLISHED

Utilities - Water
- WATER VALVE
- FIRE HYDRANT
- WATER METER

Utilities - Sanitary
- SANITARY MANHOLE
- CLEAN OUT

Utilities - Storm
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
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Misc. Symbols
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- GROUND SPOT SHOT
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- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
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- DECIDUOUS TREE
- CONIFEROUS TREE

Linetypes
- FENCE
- CURB & GUTTER
- PROPERTY LINE
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- CENTERLINE OF R/W
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- EX. G — EXISTING GAS
- EX. W — EXISTING WATERLINE
- EX. T — EXISTING TELE.
- EX. E — EXISTING ELEC.
- EXISTING STORM
- EXISTING SANITARY
- PROP. WATER LINE
- —X—X— LIMITS OF DISTURBANCE

Abbreviations

| | |
|---|---|
| CAG | CURB & GUTTER |
| RCP | REIN. CONC. PIPE |
| CLF | CHAIN LINK FENCE |
| WF | WOOD FENCE |
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| EOI | END OF UTILITY INFORMATION |

- DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB
- BUILDING ENTRANCE
- PROPOSED SITE LIGHT
- PROPOSED FLAG POLE
- PROPOSED HOSE BIB

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.


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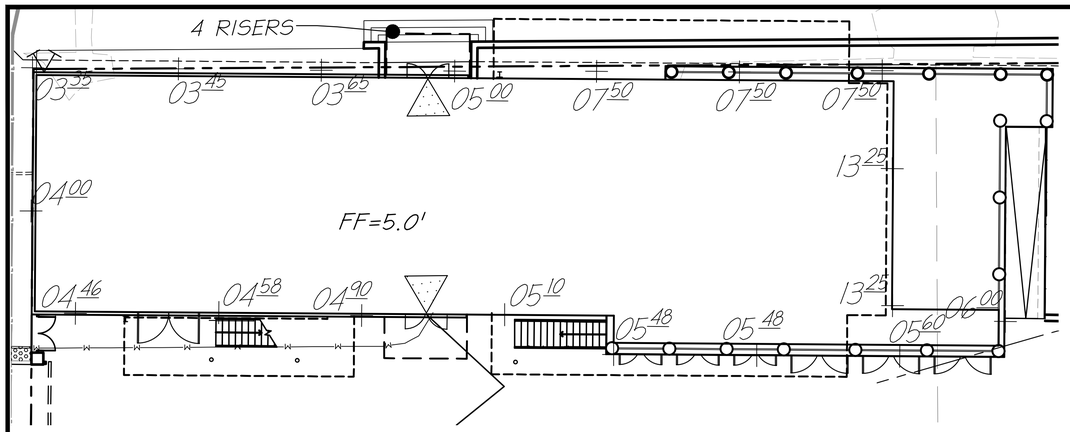
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

SITE PLAN
ULTIMATE CONDITION

FINAL SITE PLAN
# OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No.
C5.1

102791




## AVERAGE FINISH GRADE EXHIBIT

SCALE: 1" = 10'

10 5 0 10 20
GRAPHIC SCALE

## LEGEND

XXXX TO BE DEMOLISHED

*Utilities - Water*
- WATER VALVE
- FIRE HYDRANT
- WATER METER

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- SANITARY MANHOLE
- CLEAN OUT

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*Misc. Symbols*
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- METAL POST
- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
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- EX. SANITARY STRUCTURE
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*Linetypes*
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*Abbreviations*

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- # DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB
- BUILDING ENTRANCE
- PROPOSED SITE LIGHT
- PROPOSED FLAG POLE
- PROPOSED HOSE BIB

| ELEVATION |
|---|
| 3.35 |
| 3.45 |
| 3.65 |
| 5 |
| 7.5 |
| 7.5 |
| 7.5 |
| 13.25 |
| 13.25 |
| 6 |
| 5.6 |
| 5.48 |
| 5.48 |
| 5.1 |
| 4.9 |
| 4.58 |
| 4.46 |
| 4 |
| Ave = 6.11' |

## ARCHAEOLOGY NOTES

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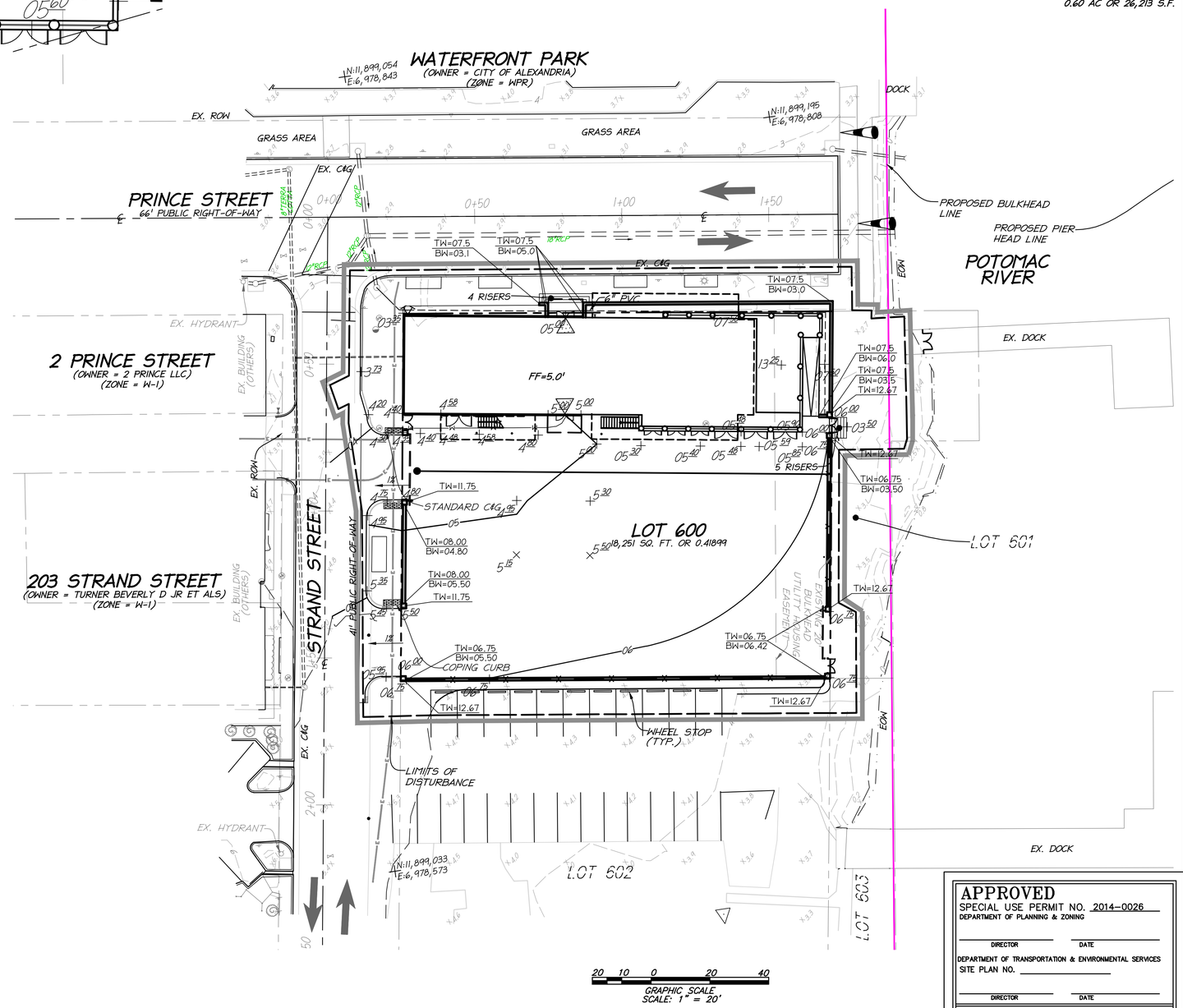


20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

Virginia State Grid North
(NAD 83/Va.)

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

DISTURBED AREA:
0.60 AC OR 26,213 S.F.

APPROVED
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

SITE
GRADING PLAN

FINAL SITE PLAN
OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C6.0

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Virginia State Grid North (NAD 83/93)

| DATE | SUBMISSION |
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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

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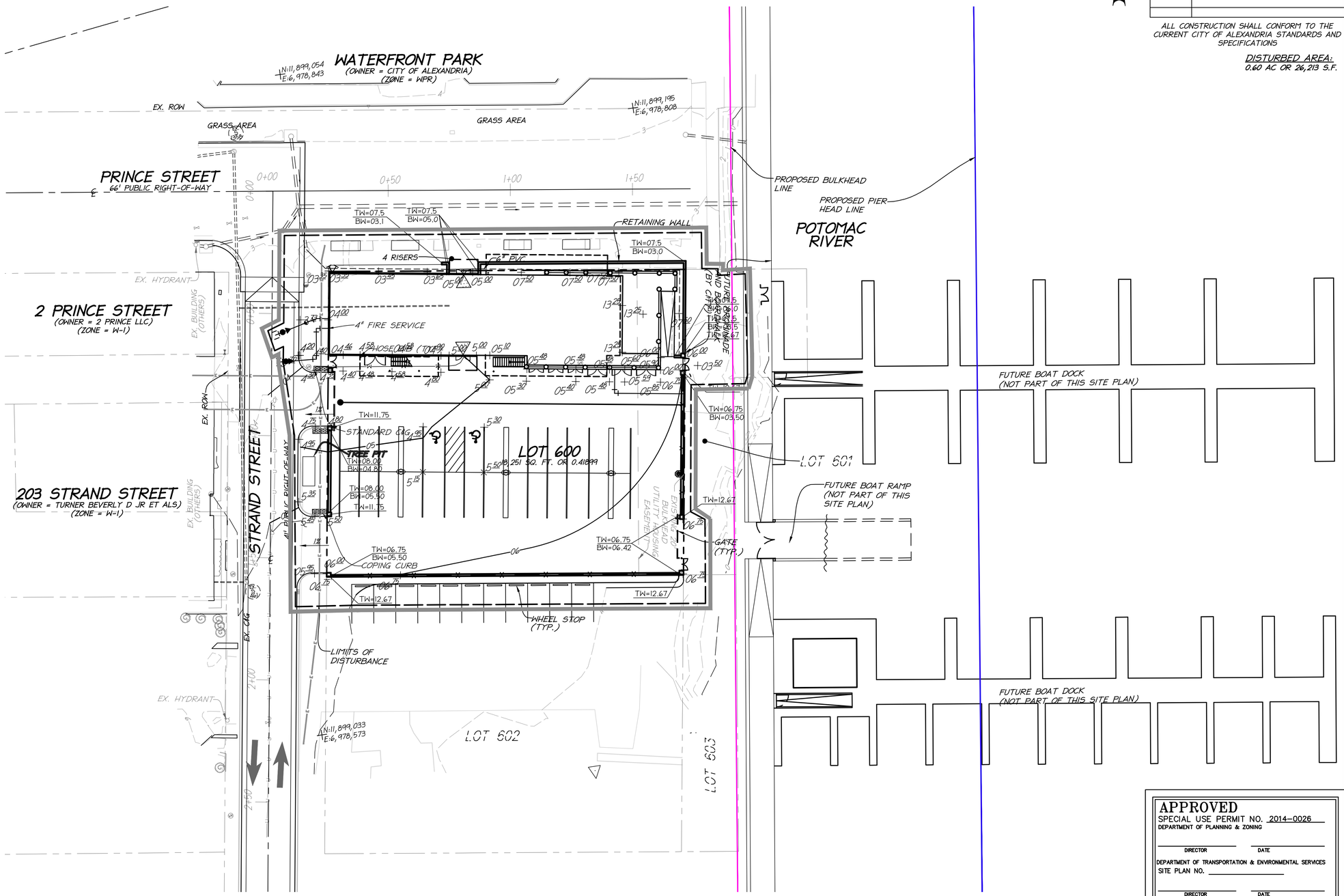



## LEGEND

XXXX TO BE DEMOLISHED

Utilities - Water
- WATER VALVE
- FIRE HYDRANT
- WATER METER

Utilities - Sanitary
- SANITARY MANHOLE
- CLEAN OUT

Utilities - Storm
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- STORM INVERT

Utilities - Electric
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC VAULT
- POWER POLE

Utilities - Communication
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- COMMUNICATION VAULT

Utilities - Gas
- GAS VALVE
- GAS METER

Misc. Symbols
- UNIDENTIFIED MANHOLE
- SIGN
- BOLLARD
- GROUND SPOT SHOT
- BUILDING HEIGHT MEASUREMENT
- METAL POST
- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
- STORM STRUCTURE
- SANITARY STRUCTURE
- DECIDUOUS TREE
- CONIFEROUS TREE

Linetypes
- FENCE
- CURB & GUTTER
- PROPERTY LINE
- ADJOINER LINE
- EX. INDEX CONTOUR (5')
- EX. INT. CONTOUR (1')
- EDGE OF WATER
- CENTERLINE OF R/W
- OVERHEAD UTILITY WIRE
- EXISTING GAS
- EXISTING WATERLINE
- EXISTING TELE.
- EXISTING ELEC.
- EXISTING STORM
- EXISTING SANITARY
- PROP. FENCE
- PROP. WATER LINE
- LIMITS OF DISTURBANCE

Abbreviations

| | |
|---|---|
| C&G | CURB & GUTTER |
| RCP | REIN. CONC. PIPE |
| CLF | CHAIN LINK FENCE |
| WF | WOOD FENCE |
| EOW | EDGE OF WATER |
| EOI | END OF UTILITY INFORMATION |

- DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB
- BUILDING ENTRANCE
- PROPOSED SITE LIGHT
- PROPOSED FLAG POLE
- PROPOSED HOSE BIB

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.


christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636


COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

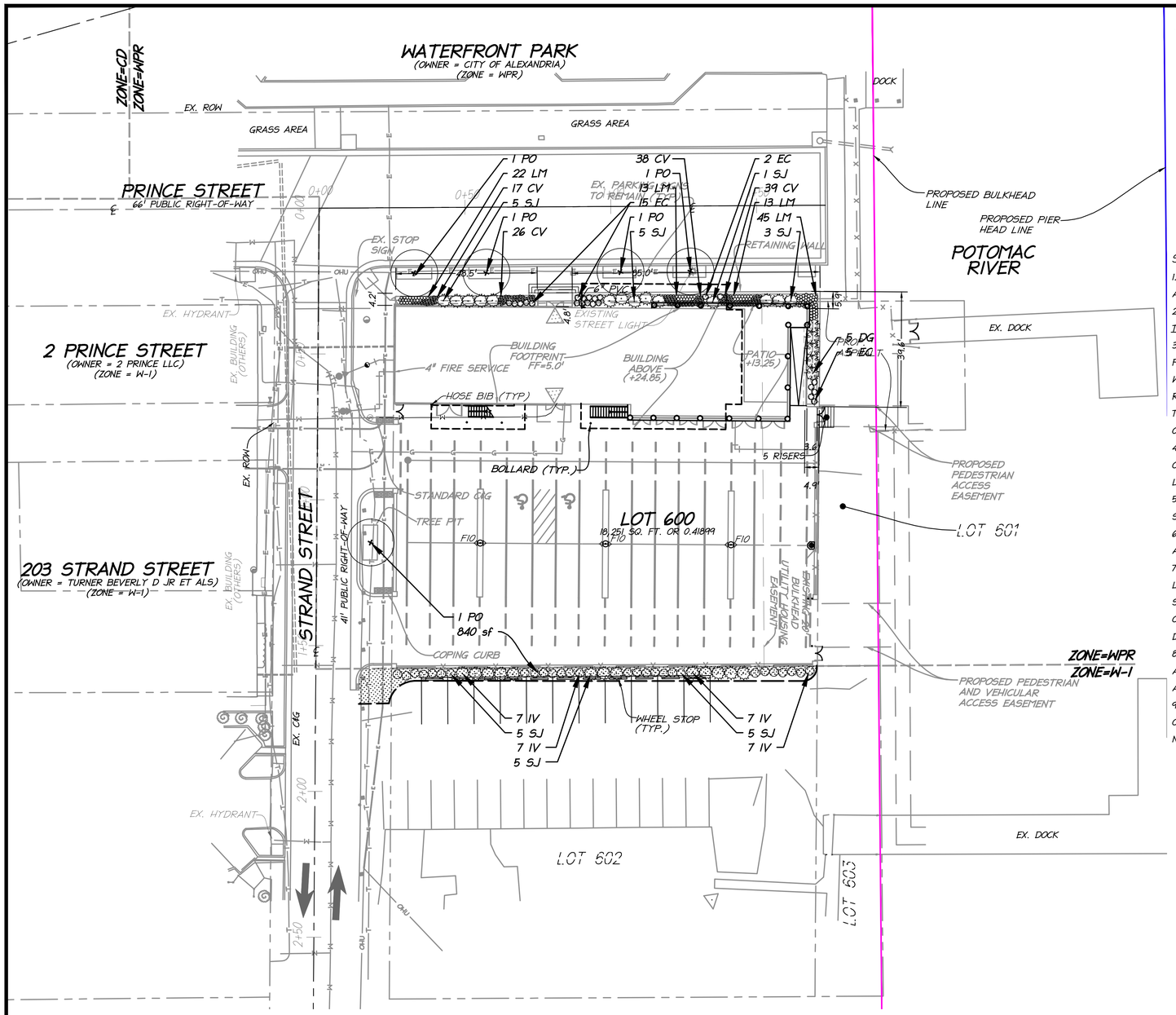
SITE GRADING PLAN
ULTIMATE CONDITION

FINAL SITE PLAN
OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No. C6.1



102791




# NOTES:

1.) SEE SHEET C3.1 - DEMOLITION PLAN FOR THE EXISTING VEGETATION TO BE REMOVED.

2.) NO TREES OVER 6" IN CALIPER ARE LOCATED ON SITE.

3.) CROWN COVERAGE = 1,000 S.F.

4.) SEE SHEET A-610 FOR LIGHTING SPECIFICATIONS.

5.) SEE SHEET A-102 FOR BUILDING MOUNTED LIGHTING.

## LEGEND

- # — DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB
- PROPERTY BOUNDARY
- BUILDING ENTRANCE
- —X—X— PROP. FENCE

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

Virginia State Grid North
(NAD 83/93)

| DATE | SUBMISSION |
|---|---|
| | |

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS

DISTURBED AREA:
0.60 AC OR 26,213 S.F.

## STANDARDS AND REQUIREMENTS

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE IWITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

9. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

LANDSCAPE SCHEDULE AND TABULATIONS

| Symbol | Botanical Name | Common Name | Quantity | Minimum Caliper | Minimum Height | Condition | Tree Cover Credit (SF) | 10 Year Tree Canopy (SF) | Comments |
|---|---|---|---|---|---|---|---|---|---|
| Deciduous Trees | | | | | | | | | |
| PO | Platanus occidentalis | Sycamore | 5 | 2-2.5" | - | B&B | 200 | 1000 | |
| Shrubs | | | | | | | | | |
| DG | Deutzia gracilis 'Nikko' | Slender deutzia | 5 | - | 12-18" | Container | - | - | |
| IV | Itea virginica 'Sprich' | Little Henry Virginia sweetspire | 28 | - | 12-18" | Container | - | - | |
| SJ | Skimmia japonica | Japanese skimmia | 29 | - | 12-18" | Container | - | - | |
| Perennials | | | | | | | | | |
| CV | Chrysogonum virginianum | Green and gold | 120 | - | 1-3" | Flats | - | - | 10" OC spacing |
| EC | Eupatonum coelestinum | Mistflower | 22 | - | 3-6" | Container | - | - | 12" OC spacing |
| Ornamental Grasses | | | | | | | | | |
| LM | Liriope muscari 'Samantha' | Lily turf | 93 | - | 3-6" | Container | - | - | 12" OC spacing |

## LEGEND

- : PLATANUS OCCIDENTALIS - SYCAMORE
- : DEUTZIA GRACILIS - SLENDER DEUTZIA
- : ITEA VIRGINICA 'SPRICH' - LITTLE HENRY VIRGINI
- : SKIMMIA JAPONICA - JAPANESE SKIMMIA
- : CHRYSOGONUM VIRGINIANUM - GREEN AND GOLD
- : EUPATORIUM COELESTINUM - MISTFLOWER
- : LIRIOPE MUSCARI 'SAMANTHA' - LILY TURF
- : GRASS SEED

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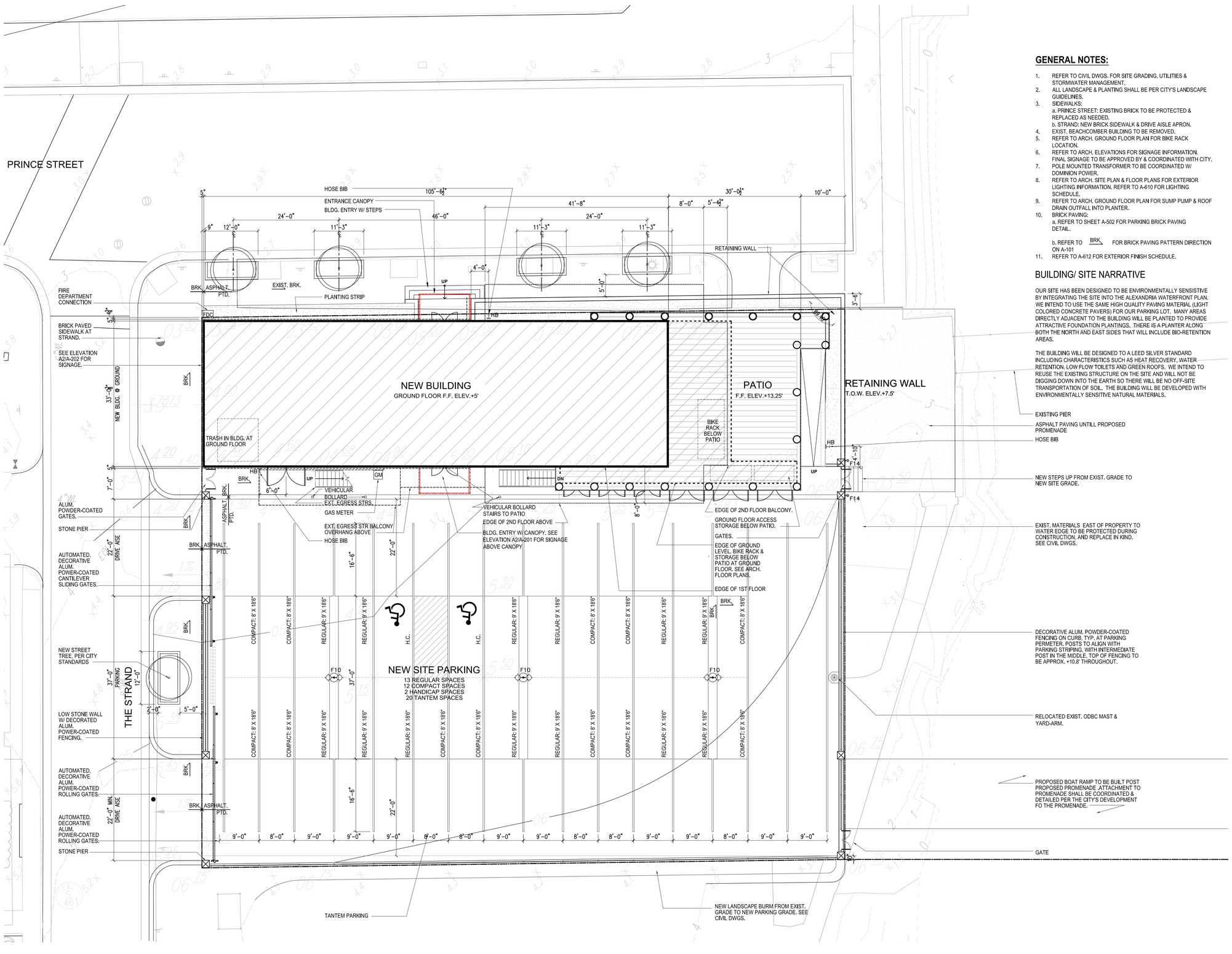
COMMONWEALTH OF VIRGINIA
LINDSAY E. BURLEIGH
Lic. No. 0406001630
4/20/2015
LANDSCAPE ARCHITECT

LANDSCAPE PLAN

FINAL SITE PLAN
OLD DOMINION BOAT CLUB
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14104.001.00
SCALE: 1"=20'
DATE: 04/20/15
DESIGN: JLH
DRAWN: JLH
CHECKED: KMW
SHEET No.
C9.0

102791




## GENERAL NOTES:

1. REFER TO CIVIL DWGS. FOR SITE GRADING, UTILITIES & STORMWATER MANAGEMENT.
2. ALL LANDSCAPE & PLANTING SHALL BE PER CITY'S LANDSCAPE GUIDELINES.
3. SIDEWALKS:
   a. PRINCE STREET: EXISTING BRICK TO BE PROTECTED & REPLACED AS NEEDED.
   b. STRAND: NEW BRICK SIDEWALK & DRIVE AISLE APRON.
4. EXIST. BEACHCOMBER BUILDING TO BE REMOVED.
5. REFER TO ARCH. GROUND FLOOR PLAN FOR BIKE RACK LOCATION.
6. REFER TO ARCH. ELEVATIONS FOR SIGNAGE INFORMATION. FINAL SIGNAGE TO BE APPROVED BY & COORDINATED WITH CITY.
7. POLE MOUNTED TRANSFORMER TO BE COORDINATED W/ DOMINION POWER.
8. REFER TO ARCH. SITE PLAN & FLOOR PLANS FOR EXTERIOR LIGHTING INFORMATION. REFER TO A-610 FOR LIGHTING SCHEDULE.
9. REFER TO ARCH. GROUND FLOOR PLAN FOR SUMP PUMP & ROOF DRAIN OUTFALL INTO PLANTER.
10. BRICK PAVING:
    a. REFER TO SHEET A-502 FOR PARKING BRICK PAVING DETAIL.
    b. REFER TO BRK FOR BRICK PAVING PATTERN DIRECTION ON A-101
11. REFER TO A-612 FOR EXTERIOR FINISH SCHEDULE.

## BUILDING/ SITE NARRATIVE

OUR SITE HAS BEEN DESIGNED TO BE ENVIRONMENTALLY SENSISTIVE BY INTEGRATING THE SITE INTO THE ALEXANDRIA WATERFRONT PLAN. WE INTEND TO USE THE SAME HIGH QUALITY PAVING MATERIAL (LIGHT COLORED CONCRETE PAVERS) FOR OUR PARKING LOT. MANY AREAS DIRECTLY ADJACENT TO THE BUILDING WILL BE PLANTED TO PROVIDE ATTRACTIVE FOUNDATION PLANTINGS. THERE IS A PLANTER ALONG BOTH THE NORTH AND EAST SIDES THAT WILL INCLUDE BIO-RETENTION AREAS.

THE BUILDING WILL BE DESIGNED TO A LEED SILVER STANDARD INCLUDING CHARACTERISTICS SUCH AS HEAT RECOVERY, WATER RETENTION, LOW FLOW TOILETS AND GREEN ROOFS. WE INTEND TO REUSE THE EXISTING STRUCTURE ON THE SITE AND WILL NOT BE DIGGING DOWN INTO THE EARTH SO THERE WILL BE NO OFF-SITE TRANSPORTATION OF SOIL. THE BUILDING WILL BE DEVELOPED WITH ENVIRONMENTALLY SENSITIVE NATURAL MATERIALS.

# OLD DOMINION BOAT CLUB

**The City of Alexandria, Virgina**

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
107 N. WEST STREET
ALEXANDRIA, VA 22314
(703) 519 - 8081

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2016.

COMMONWEALTH OF VIRGINIA
MICHAEL R. WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

| NO. | DATE | ISSUE DESCRIPTION |
|---|---|---|
| | 09/26/2014 | CONCEPTUAL PLAN II |
| | 11/03/2014 | BAR CONCEPT II |
| | 11/11/2014 | DSUP PRELIMINARY COMPLETENESS APPLICATION |
| | 12/11/2014 | DSUP COMPLETENESS APPLICATION |
| | 01/20/2015 | BAR SUBMISSION III |
| | 04/17/2015 | 85% ISSUED FOR PRICING |
| | 05/08/2015 | SITE PLAN SUBMISSION I |
| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

0 5' 10' 20'
SCALE : 1:10

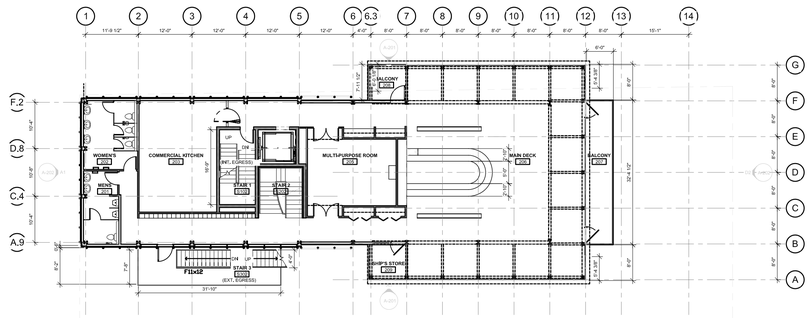
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
ARCHITECTURAL SITE PLAN

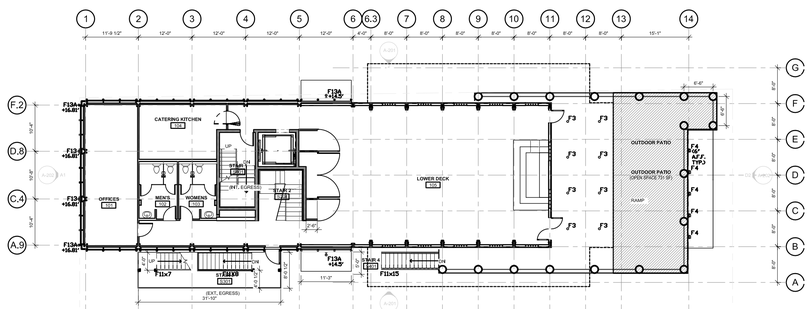
SHEET NUMBER:
A-101

Original drawing is 24" x 36". Scale entities accordingly if reduced.

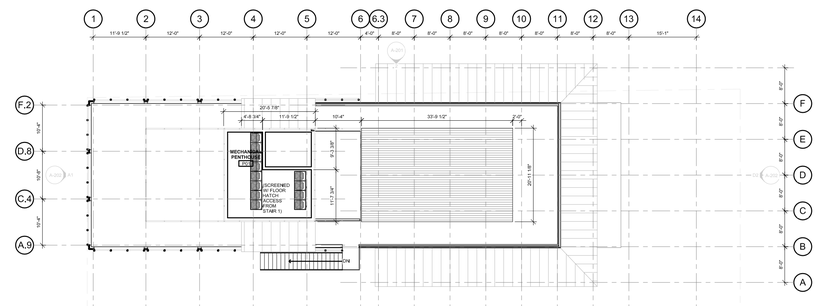
| OPEN SPACE TABULATION PER FLOOR | |
|---|---|
| | |
| GROUND FLOOR | 0 SF |
| FIRST FLOOR | 731 SF |
| SECOND FLOOR | 0 SF |
| ROOF | 0 SF |
| MECHANICAL PENTHOUSE | 0 SF |
| TOTAL | 731 SF |



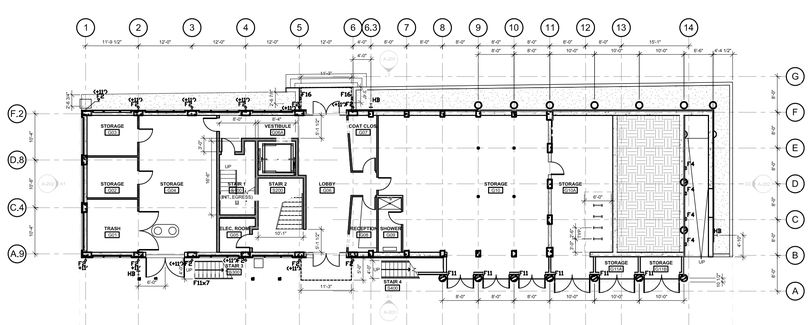

E2 A-102 SECOND FLOOR 1/16" = 1' - 0"



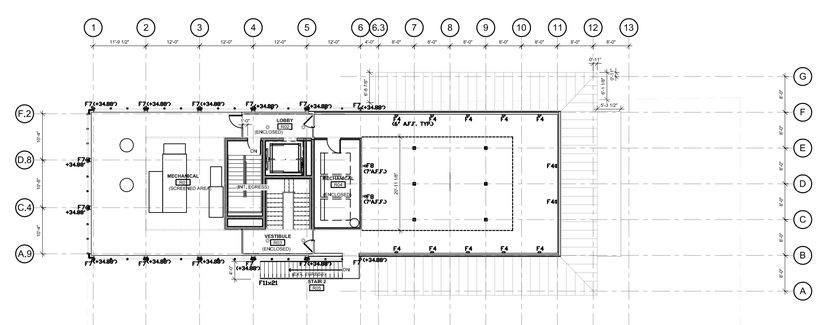

C2 A-102 FIRST FLOOR 1/16" = 1' - 0"




C6 A-102 MECHANICAL PENTHOUSE 1/16" = 1' - 0"




A2 A-102 GROUND FLOOR 1/16" = 1' - 0"




A6 A-102 ROOF 1/16" = 1' - 0"

# OLD DOMINION BOAT CLUB

**The City of Alexandria, Virgina**


MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
107 N. WEST STREET
ALEXANDRIA, VA 22314
(703) 519 - 8088


Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2016.

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

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| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

0 8' 16' 32'
SCALE : 1/16" = 1'-0"
PROJECT N

SHEET TITLE:
OPEN SPACE PLAN

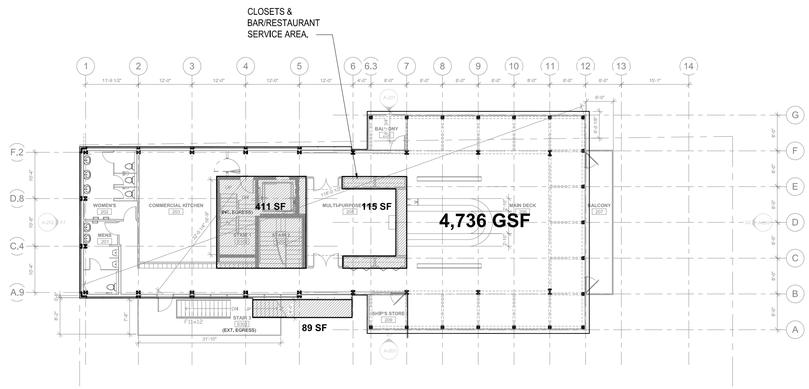
SHEET NUMBER:
A-102

Original drawing is 24" x 36". Scale entities accordingly if reduced.

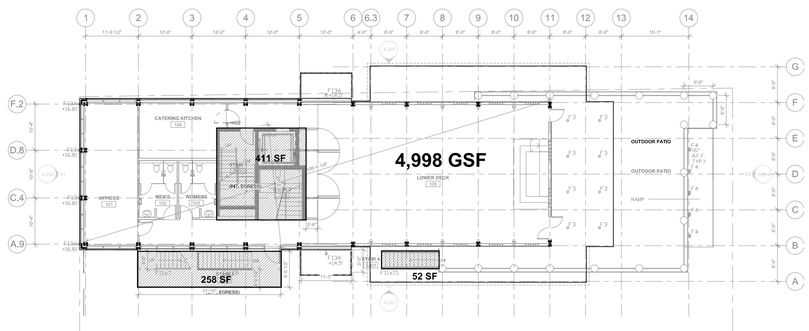
| PROPOSED GROSS FLOOR AREA | | | |
|---|---|---|---|
| LEVELS | PROPOSED GROSS AREA | ALLOWABLE EXCLUSIONS | PROPOSED NET AREA |
| GROUND FLOOR | 4,647 SF | 4,243 SF | 404 SF |
| FIRST FLOOR | 4,998 SF | 721 SF | 4,277 SF |
| SECOND FLOOR | 4,736 SF | 615 SF | 4,121 SF |
| ROOF | 825 SF | 825 SF | 0 SF |
| MECHANICAL PENTHOUSE | 0 SF | 0 SF | 0 SF |
| TOTAL | 15,206 SF | 6,404 SF | 8,802 SF |

## GENERAL NOTES:

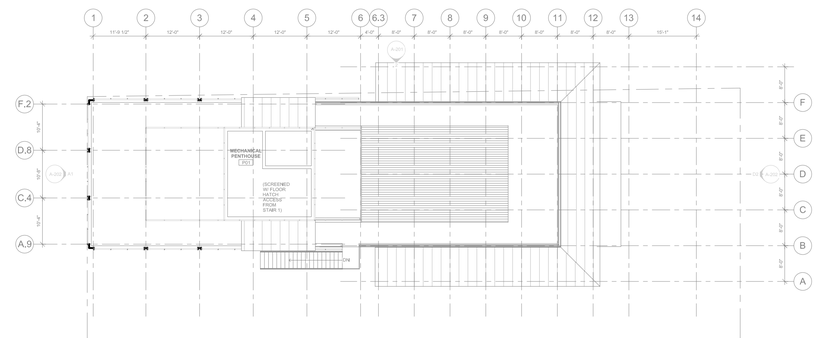
1. EXCLUDE FROM NET SQUARE FEET CALCULATIONS ARE STAIR/ ELEVATOR BULKHEADS, MECHANICAL SPACES, AND GROUND LEVEL AREAS OF LESS THAN 7'-6" CEILING HEIGHT.



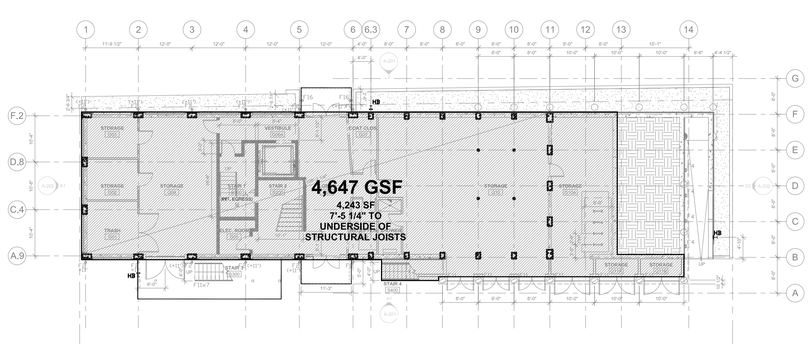

E2 / A-102 SECOND FLOOR
1/16" = 1' - 0"



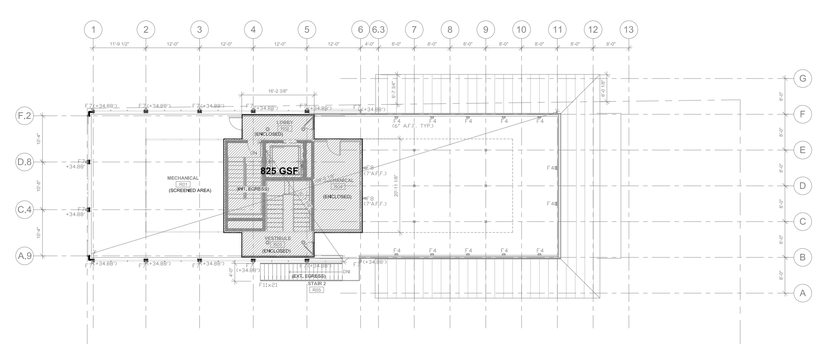

C2 / A-102 FIRST FLOOR
1/16" = 1' - 0"




C6 / A-102 MECHANICAL PENTHOUSE
1/16" = 1' - 0"




A2 / A-102 GROUND FLOOR
1/16" = 1' - 0"




A6 / A-102 ROOF
1/16" = 1' - 0"

OLD DOMINION BOAT CLUB

# OLD DOMINION BOAT CLUB

**The City of Alexandria, Virgina**


MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
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Professional Certification.
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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

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| | 05/08/2015 | SITE PLAN SUBMISSION I |
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A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
DEPARTMENT OF PLANNING & ZONING
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CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 8' 16' 32'
SCALE : 1/16" = 1'-0"
PROJECT N

SHEET TITLE:

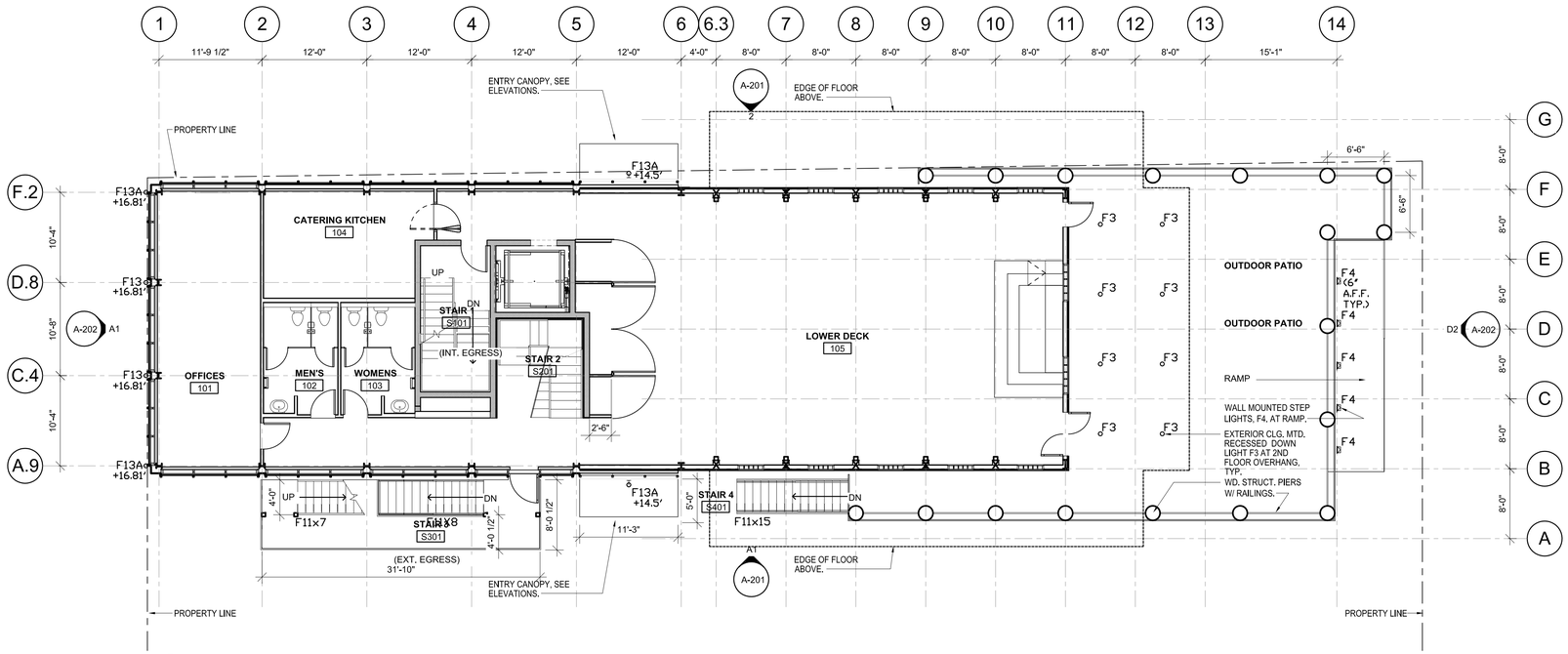
SQUARE FOOTAGE TABULATIONS

SHEET NUMBER:

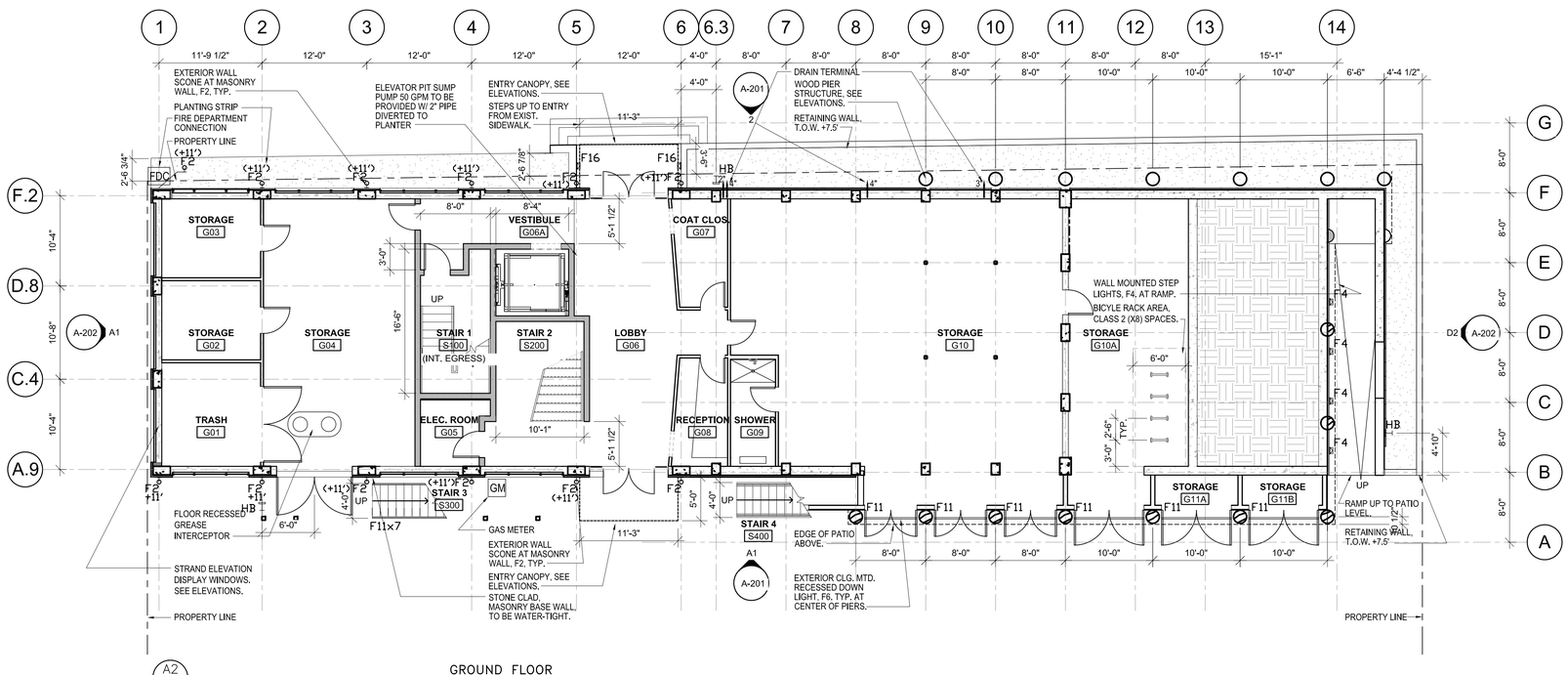
A-103



Original drawing is 24" x 36". Scale entities accordingly if reduced.




D2 A-111 FIRST FLOOR 1/8" = 1' - 0"




A2 A-111 GROUND FLOOR 1/8" = 1' - 0"

## GENERAL NOTES:

1. REFER TO ARCH. GROUND FLOOR PLAN FOR BIKE RACK LOCATION.
2. REFER TO ARCH. SITE PLAN, FLOOR PLANS AND ELEVATIONS FOR PRELIMINARY EXTERIOR LIGHTING INFORMATION.
3. REFER TO ARCH. ELEVATIONS FOR PRELIMINARY SIGNAGE INFORMATION.
4. CLASS 2 BICYCLE PARKING TO PROVIDED AT GROUND FLOOR, AT NO LESS THAN 15% OF AUTOMOBILE PARKING SPACES. SEE ARCH. PLANS FOR DETAILED LAYOUT.
5. REFER TO A-610 FOR EXTERIOR LIGHTING SCHEDULE. LIGHT FIXTURES WALL MOUNTING HEIGHTS ARE TO C.L. OF FIXTURE U.O.N.
6. ROOF CANOPY SHALL BE A SEASONAL ELEMENT WHICH IS FULLY DEMOUNTED BTW. NOVEMBER 15TH TO FEBRUARU 15TH, WITH THE EXCEPTION OF A 24 HOUR PERIOD FOR THE SCOTTISH WALK TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ZONING (P&Z).

## LIGHT FIXTURE LEGEND

| | |
|---|---|
| F1 | NOT USED. |
| F1A | NOT USED. |
| F2 | EXTERIOR LED UP & DOWNLIGHT WALL SCONCE. |
| F3 | EXTERIOR CLG. MTD. RECESSED LED DOWNLIGHT AT SECOND FLOOR OVERHANG. |
| F4 | EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT RAMP & ROOF DECK. |
| F5 | NOT USED. |
| F5A | NOT USED. |
| F6 | NOT USED. |
| F7 | EXTERIOR LED DOWNLIGHT WALL SCONCE. |
| F8 | EXTERIOR DOWNLIGHTS OR PENDANTS F8 AT MECH. RM. WALL. |
| F9 | CLG. MTD. RECESSED LED DOWNLIGHTS. |
| F10 | POLE MOUNTED PARKING LIGHTS |
| F11 | EXTERIOR LED LINEAR LIGHT AT ENTRY CANOPIES. |
| F12 | EXTERIOR LED FLOODLIGHT AT ENTRY CANOPIES. |
| F13 | EXTERIOR LED SPOTLIGHT MTD. ON DUAL HEAD ARM. |
| F13A | EXTERIOR LED SPOTLIGHT MTD. ON SINGLE HEAD ARM. |
| F14 | EXTERIOR WALL SCONCE AT STONE PIER. |
| F15 | EXTERIOR LINEAR LED HANDRAIL LUMINAIRE |
| F16 | EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT NORTH ENTRY |

# OLD DOMINION BOAT CLUB

**The City of Alexandria, Virgina**

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
107 N. WEST STREET
ALEXANDRIA, VA 22314
(703) 519 - 8081

Professional Certification.
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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

| NO. | DATE | ISSUE DESCRIPTION |
|---|---|---|
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| | 11/03/2014 | BAR CONCEPT II |
| | 11/11/2014 | DSUP PRELIMINARY COMPLETENESS APPLICATION |
| | 12/11/2014 | DSUP COMPLETENESS APPLICATION |
| | 01/20/2015 | BAR SUBMISSION III |
| | 04/17/2015 | 85% ISSUED FOR PRICING |
| | 05/08/2015 | SITE PLAN SUBMISSION I |
| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

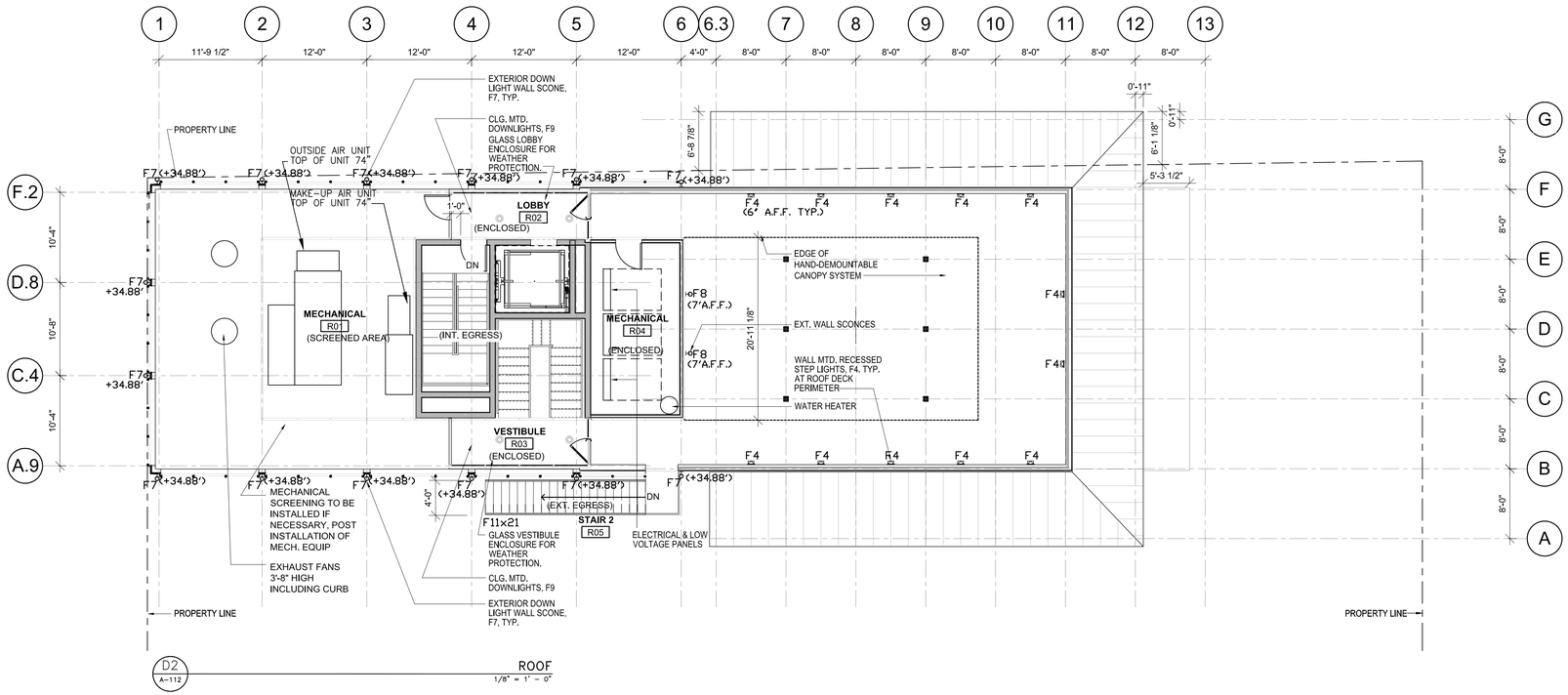
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

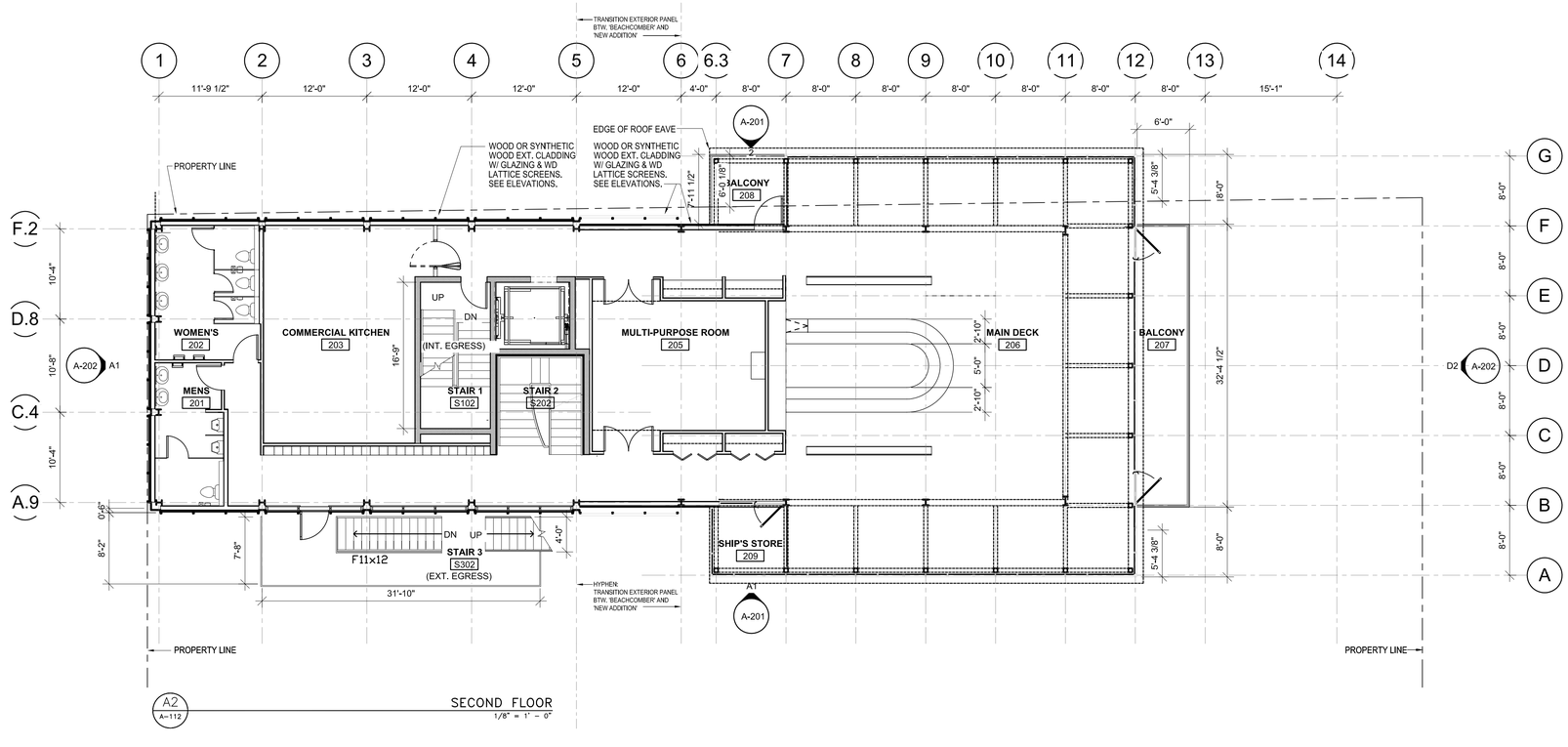
SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A-111



Original drawing is 24" x 36". Scale entities accordingly if reduced.




## GENERAL NOTES:

1. REFER TO ARCH. GROUND FLOOR PLAN FOR BIKE RACK LOCATION.
2. REFER TO ARCH. SITE PLAN, FLOOR PLANS AND ELEVATIONS FOR PRELIMINARY EXTERIOR LIGHTING INFORMATION.
3. REFER TO ARCH. ELEVATIONS FOR PRELIMINARY SIGNAGE INFORMATION.
4. CLASS 2 BICYCLE PARKING TO PROVIDED AT GROUND FLOOR, AT NO LESS THAN 15% OF AUTOMOBILE PARKING SPACES. SEE ARCH. PLANS FOR DETAILED LAYOUT.
5. REFER TO A-610 FOR EXTERIOR LIGHTING SCHEDULE. LIGHT FIXTURES WALL MOUNTING HEIGHTS ARE TO C.L. OF FIXTURE U.O.N.
6. ROOF CANOPY SHALL BE A SEASONAL ELEMENT WHICH IS FULLY DEMOUNTED BTW. NOVEMBER 15TH TO FEBRUARU 15TH, WITH THE EXCEPTION OF A 24 HOUR PERIOD FOR THE SCOTTISH WALK TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ZONING (P&Z).

## LIGHT FIXTURE LEGEND

| | |
|---|---|
| F1 | EXTERIOR CLG. MTD. RECESSED LED DOWNLIGHT AT SECOND FLOOR OVERHANG. |
| F1A | NOT USED. |
| F2 | EXTERIOR LED UP & DOWNLIGHT WALL SCONCE. |
| F3 | |
| F4 | EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT RAMP & ROOF DECK. |
| F5 | NOT USED. |
| F5A | NOT USED. |
| F6 | EXTERIOR CLG. MTD. RECESSED LINEAR LED LIGHT, F6, TYP. AT CENTER OF PIERS. |
| F7 | EXTERIOR LED DOWNLIGHT WALL SCONCE. |
| F8 | EXTERIOR DOWNLIGHTS OR PENDANTS F8 AT MECH. RM. WALL. |
| F9 | CLG. MTD. RECESSED LED DOWNLIGHTS. |
| F10 | POLE MOUNTED PARKING LIGHTS |
| F11 | EXTERIOR LED LINEAR LIGHT AT ENTRY CANOPIES. |
| F12 | EXTERIOR LED FLOODLIGHT AT ENTRY CANOPIES. |
| F13 | EXTERIOR LED SPOTLIGHT MTD. ON DUAL HEAD ARM. |
| F13A | EXTERIOR LED SPOTLIGHT MTD. ON SINGLE HEAD ARM. |
| F14 | EXTERIOR WALL SCONCE AT STONE PIER. |
| F15 | EXTERIOR LINEAR LED HANDRAIL LUMINAIRE |
| F16 | EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT NORTH ENTRY |

# OLD DOMINION BOAT CLUB

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No. 012577
ARCHITECT

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| | 04/17/2015 | 85% ISSUED FOR PRICING |
| | 05/08/2015 | SITE PLAN SUBMISSION I |
| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A-112

Original drawing is 24" x 36". Scale entities accordingly if reduced.

## GENERAL NOTES:

1. REFER TO ARCH. GROUND FLOOR PLAN FOR BIKE RACK LOCATION.

2. REFER TO ARCH. SITE PLAN, FLOOR PLANS AND ELEVATIONS FOR PRELIMINARY EXTERIOR LIGHTING INFORMATION.

3. REFER TO ARCH. ELEVATIONS FOR PRELIMINARY SIGNAGE INFORMATION.

4. CLASS 2 BICYCLE PARKING TO PROVIDED AT GROUND FLOOR, AT NO LESS THAN 15% OF AUTOMOBILE PARKING SPACES. SEE ARCH. PLANS FOR DETAILED LAYOUT.

5. REFER TO A-610 FOR EXTERIOR LIGHTING SCHEDULE. LIGHT FIXTURES WALL MOUNTING HEIGHTS ARE TO C.L. OF FIXTURE U.O.N.

6. ROOF CANOPY SHALL BE A SEASONAL ELEMENT WHICH IS FULLY DEMOUNTED BTW. NOVEMBER 15TH TO FEBRUARU 15TH, WITH THE EXCEPTION OF A 24 HOUR PERIOD FOR THE SCOTTISH WALK TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ZONING (P&Z).

## LIGHT FIXTURE LEGEND

F1 NOT USED.

F1A NOT USED.

F2 EXTERIOR LED UP & DOWNLIGHT WALL SCONCE.

F3 EXTERIOR CLG. MTD. RECESSED LED DOWNLIGHT AT SECOND FLOOR OVERHANG.

F4 EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT RAMP & ROOF DECK.

F5 NOT USED.

F5A NOT USED.

F6 EXTERIOR CLG. MTD. RECESSED LINEAR LED LIGHT, F6. TYP. AT CENTER OF PIERS.

F7 EXTERIOR LED DOWNLIGHT WALL SCONCE.

F8 EXTERIOR DOWNLIGHTS OR PENDANTS F8 AT MECH. RM. WALL.

F9 CLG. MTD. RECESSED LED DOWNLIGHTS.

F10 POLE MOUNTED PARKING LIGHTS

F11 EXTERIOR LED LINEAR LIGHT AT ENTRY CANOPIES.

F12 EXTERIOR LED FLOODLIGHT AT ENTRY CANOPIES.

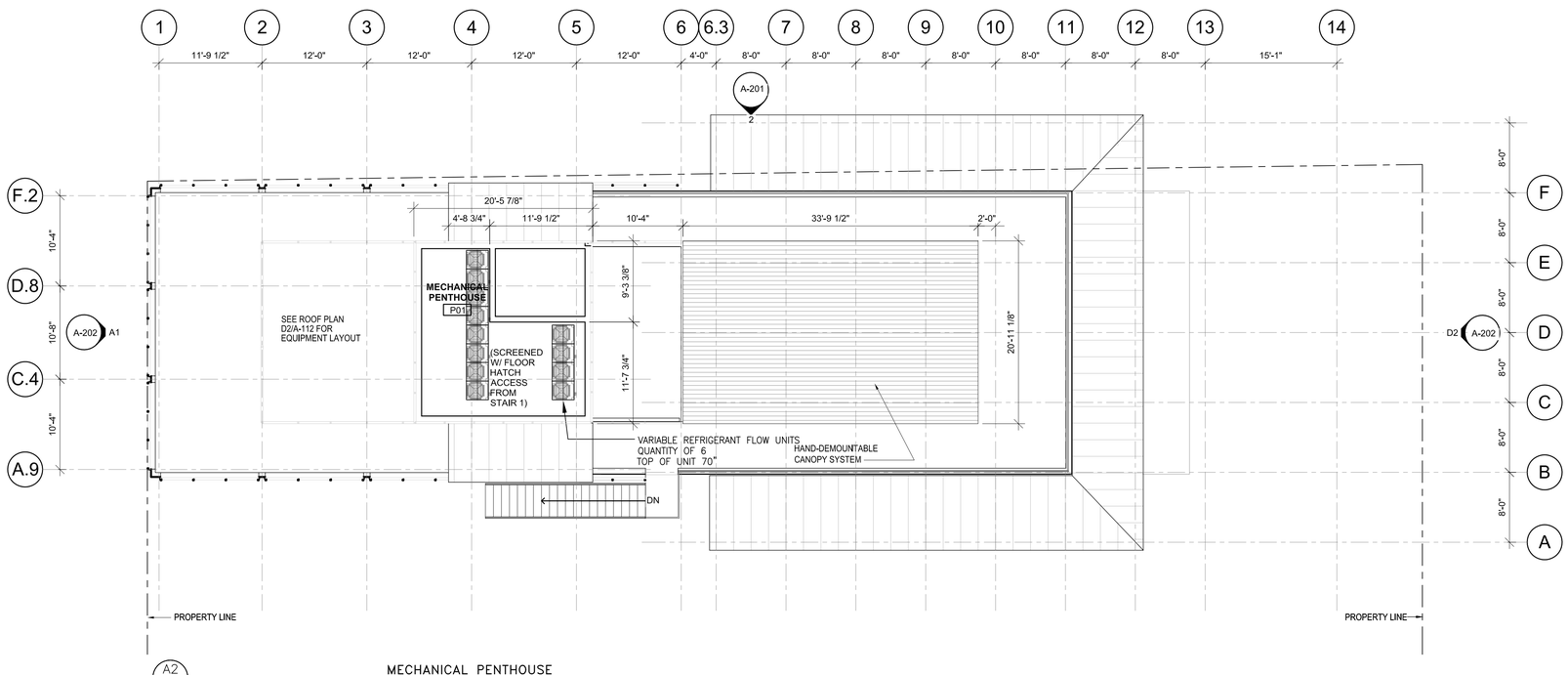
F13 EXTERIOR LED SPOTLIGHT MTD. ON DUAL HEAD ARM.

F13A EXTERIOR LED SPOTLIGHT MTD. ON SINGLE HEAD ARM.

F14 EXTERIOR WALL SCONCE AT STONE PIER.

F15 EXTERIOR LINEAR LED HANDRAIL LUMINAIRE

F16 EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT NORTH ENTRY




A2
A-113

MECHANICAL PENTHOUSE
1/8" = 1' - 0"

OLD DOMINION BOAT CLUB
The City of Alexandria, Virgina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ARCHITECT

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| | 04/17/2015 | 85% ISSUED FOR PRICING |
| | 05/08/2015 | SITE PLAN SUBMISSION I |
| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
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CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

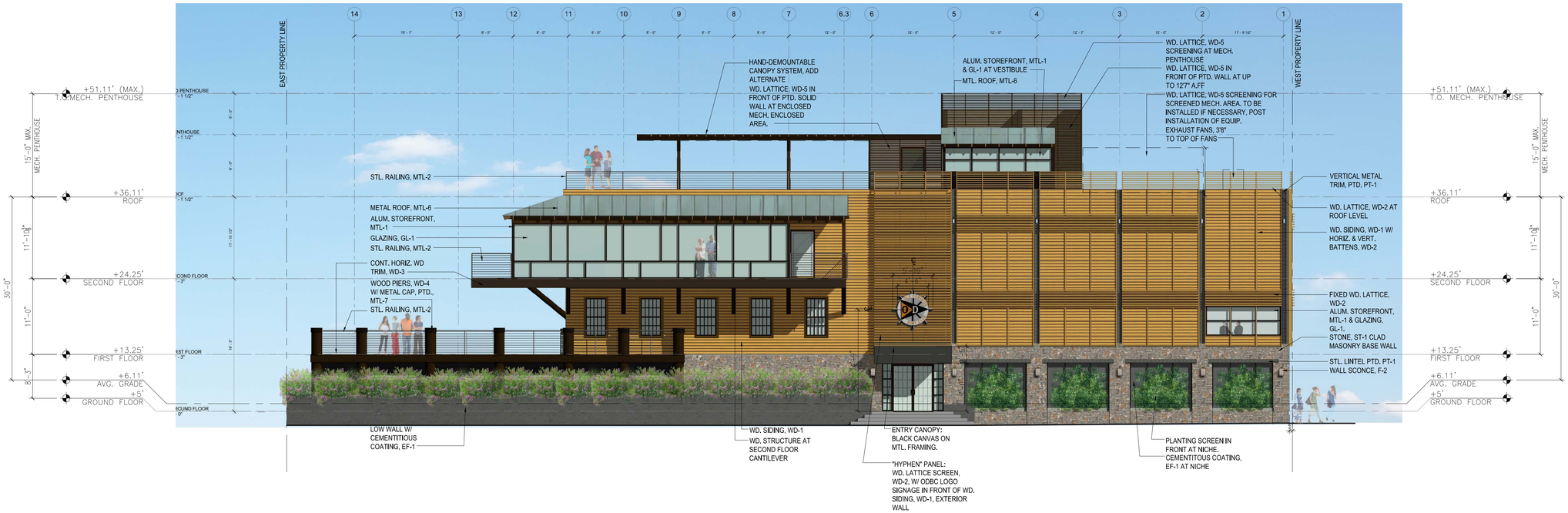
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-113

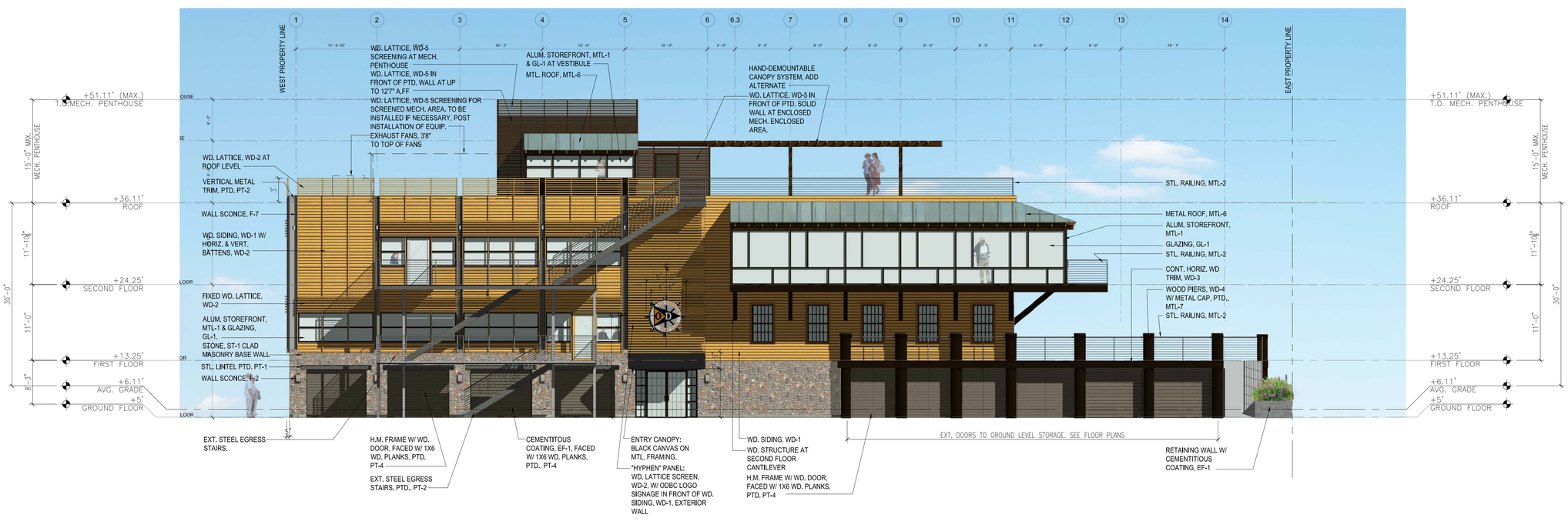


Original drawing is 24" x 36". Scale entities accordingly if reduced.




D2
A-201

NORTH ELEVATION
1/8" = 1' - 0"




A2
A-201

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

# OLD DOMINION BOAT CLUB

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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.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201



Original drawing is 24" x 36". Scale entities accordingly if reduced.

D2
A-201

NORTH ELEVATION
1/8" = 1' - 0"

## KEY NOTES:

- (X01) NO GLAZING BEHIND WD. LATTICE.
- (X02) FIXED WD. LATTICE I.L.O. OF DEMOUNTABLE WD. LATTICE.
- (X03) WD. CEDAR SIDING I.L.O. OF GLAZING.
- (X04) REDUCED WINDOW SIZE.
- (X05) FIXED STOREFRONT I.L.O. OF CASEMENT WINDOW.
- (X06) REDUCED WIDTH OF VESTIBULE.
- (X07) STL. PIPE RAILING, PTD. I.L.O. OF S.S. CABLE RAILING W/ WD. TOP RAIL.
- (X08) FABRIC CANVAS 'AWNING' TYPE CANOPY I.L.O. OF STL. CANOPY.
- (X09) MOUNTED DISPLAY I.L.O. OF STOREFRONT DISPLAY.
- (X10) FIXED FENCING I.L.O. OF VEHICULAR GATE.
- (X11) ROOF CANOPY AS AN ADD ALTERNATE.
- (X12) STL. POST (APPROX. 3'-8" BEYOND OUTER EDGE OF AISLE) ADDED TO EXTERIOR EGRESS STAIRS I.L.O. OF CANTILEVERED STAIRS.
- (X13) CEMENTITOUS COATING, EF-1, FACED W/ 1X6 WD. PLANKS, PTD., PT-4, I.L.O. OF ALUM./ GL. STOREFRONT.
- (X14) STOREFRONT AT BALCONY ALIGNED WITH STOREFRONT ON EITHER SIDES I.L.O. OF BEING RECESSED 12".

A2
A-201

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

# OLD DOMINION BOAT CLUB

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SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:

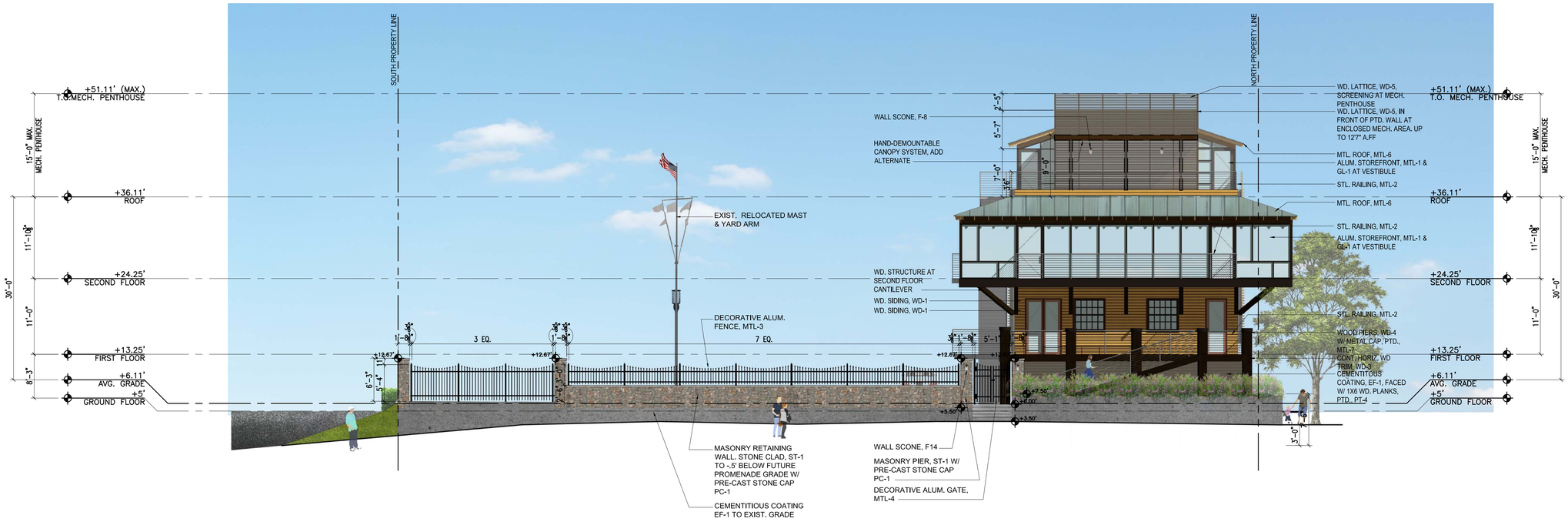
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201A

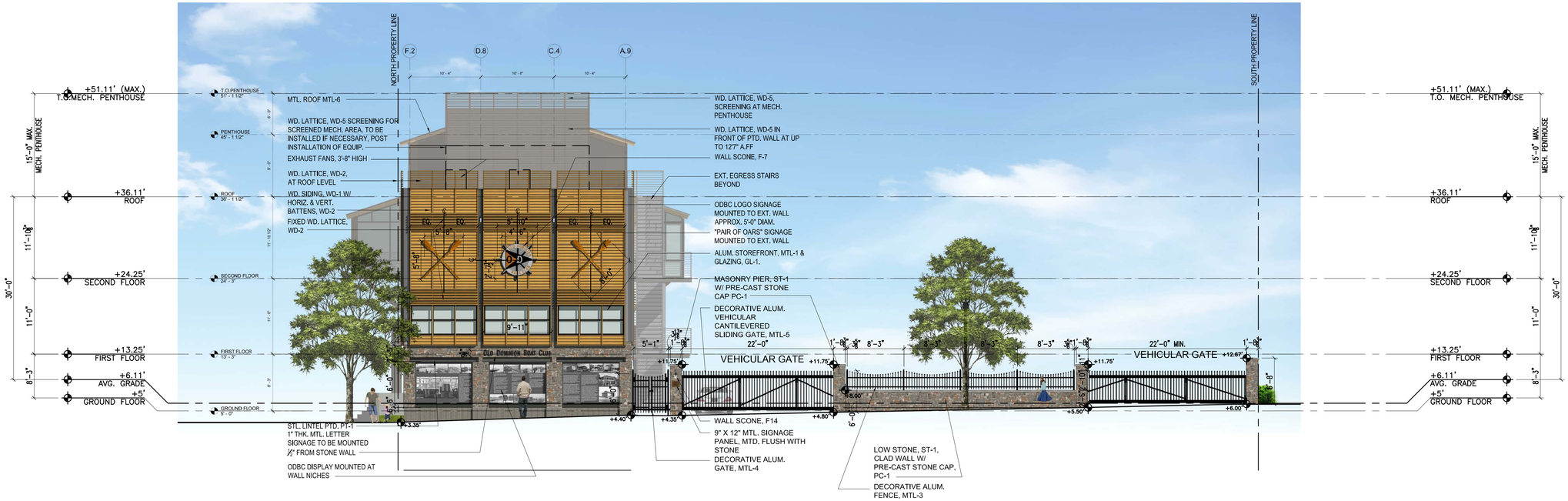


Original drawing is 24" x 36". Scale entities accordingly if reduced.




D2
A-202

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




A2
A-202

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

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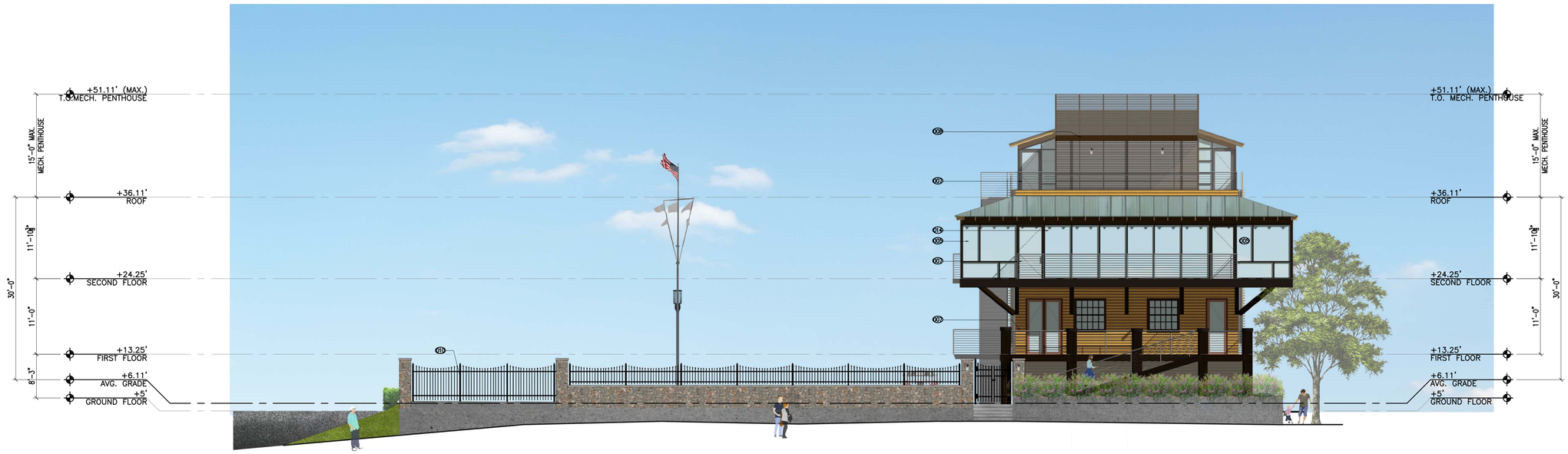
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202

Original drawing is 24" x 36". Scale entities accordingly if reduced.

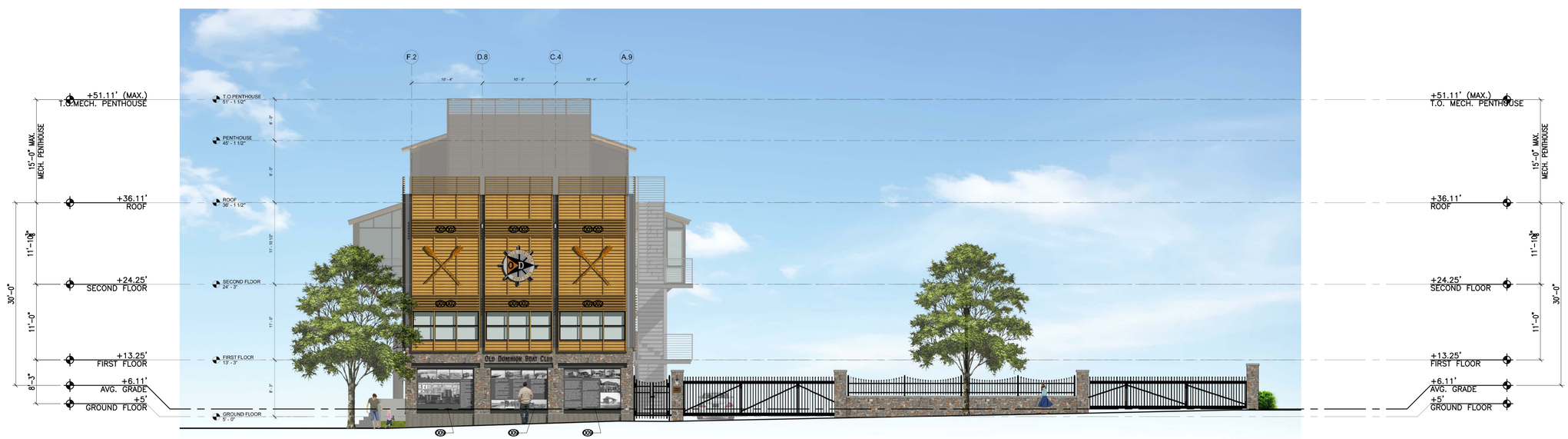



D2
A-202

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

## KEY NOTES:

- KN1 NO GLAZING BEHIND WD. LATTICE.
- KN2 FIXED WD. LATTICE I.L.O. OF DEMOUNTABLE WD. LATTICE.
- KN3 WD. CEDAR SIDING I.L.O. OF GLAZING.
- KN4 REDUCED WINDOW SIZE.
- KN5 FIXED STOREFRONT I.L.O. OF CASEMENT WINDOW.
- KN6 REDUCED WIDTH OF VESTIBULE.
- KN7 STL. PIPE RAILING, PTD. I.L.O. OF S.S. CABLE RAILING W/ WD. TOP RAIL.
- KN8 FABRIC CANVAS 'AWNING' TYPE CANOPY I.L.O. OF STL. CANOPY.
- KN9 MOUNTED DISPLAY I.L.O. OF STOREFRONT DISPLAY.
- KN10 FIXED FENCING I.L.O. OF VEHICULAR GATE.
- KN11 ROOF CANOPY AS AN ADD ALTERNATE.
- KN12 STL. POST (APPROX. 3'-8" BEYOND OUTER EDGE OF AISLE) ADDED TO EXTERIOR EGRESS STAIRS I.L.O. OF CANTILEVERED STAIRS.
- KN13 CEMENTITOUS COATING, EF-1, FACED W/ 1X6 WD. PLANKS, PTD., PT-4, I.L.O. OF ALUM./ GL. STOREFRONT.
- KN14 STOREFRONT AT BALCONY ALIGNED WITH STOREFRONT ON EITHER SIDES I.L.O. OF BEING RECESSED 12".


F.2
D.8
C.4
A.9
10'-4"
10'-8"
10'-4"
+51.11' (MAX.)
T.O.MECH. PENTHOUSE
T.O.PENTHOUSE
51' - 1 1/2"
PENTHOUSE
45' - 1 1/2"
ROOF
36' - 1 1/2"
SECOND FLOOR
24' - 3"
FIRST FLOOR
13' - 3"
GROUND FLOOR
0' - 0"
15'-0" MAX. MECH. PENTHOUSE
+36.11'
ROOF
11'-10½"
+24.25'
SECOND FLOOR
30'-0"
11'-0"
+13.25'
FIRST FLOOR
8'-3"
+6.11'
AVG. GRADE
+5'
GROUND FLOOR
Old Dominion Boat Club
KN9
KN9
KN9

## GENERAL NOTES:

1. ROOFTOP CANOPY SHALL BE SEASONAL ELEMENT WHICH IS FULLY DEMOUNTED BETWEEN NOVEMBER 15TH AND FEBRUARY 15TH WITH THE EXCEPTION OF A 24 HOUR PERIOD FOR THE SCOTTISH WALK TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND ZONING (P&Z)

A2
A-201
SOUTH ELEVATION
1/8" = 1' - 0"

# OLD DOMINION BOAT CLUB

**The City of Alexandria, Virgina**


MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
107 N. WEST STREET
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Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2016.

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

| NO. | DATE | ISSUE DESCRIPTION |
|---|---|---|
| | 09/26/2014 | CONCEPTUAL PLAN II |
| | 11/03/2014 | BAR CONCEPT II |
| | 11/11/2014 | DSUP PRELIMINARY COMPLETENESS APPLICATION |
| | 12/11/2014 | DSUP COMPLETENESS APPLICATION |
| | 01/20/2015 | BAR SUBMISSION III |
| | 04/17/2015 | 85% ISSUED FOR PRICING |
| | 05/08/2015 | SITE PLAN SUBMISSION I |
| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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.

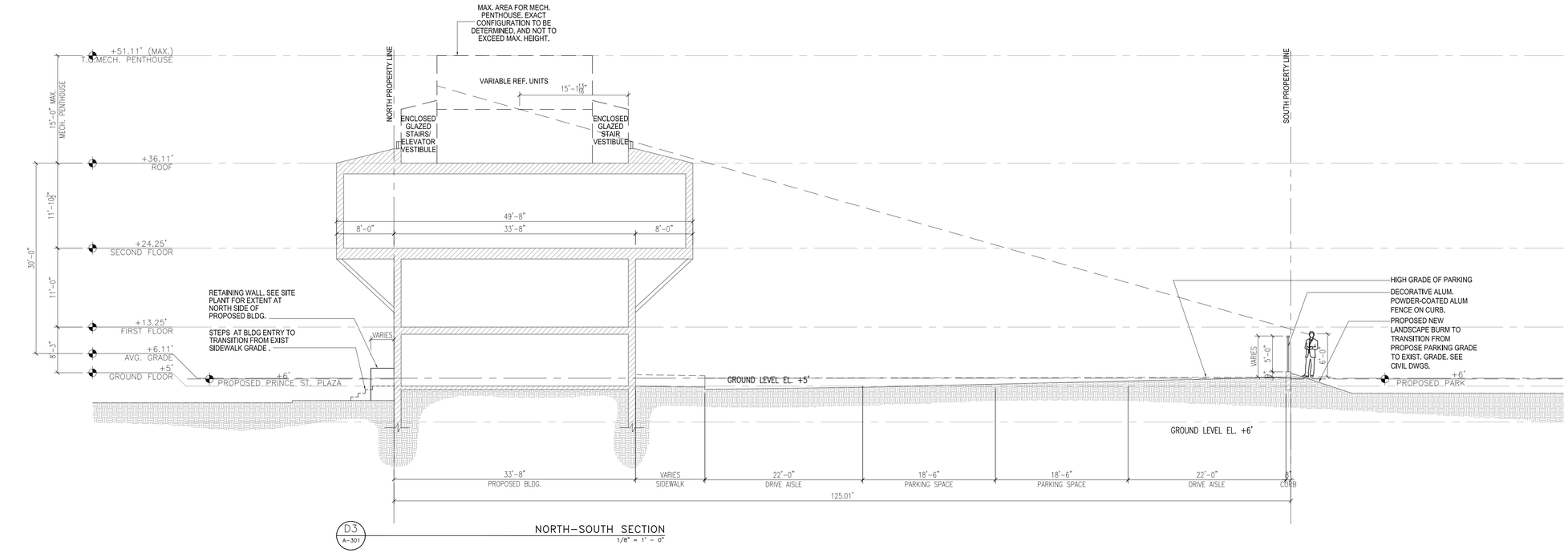
0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-203

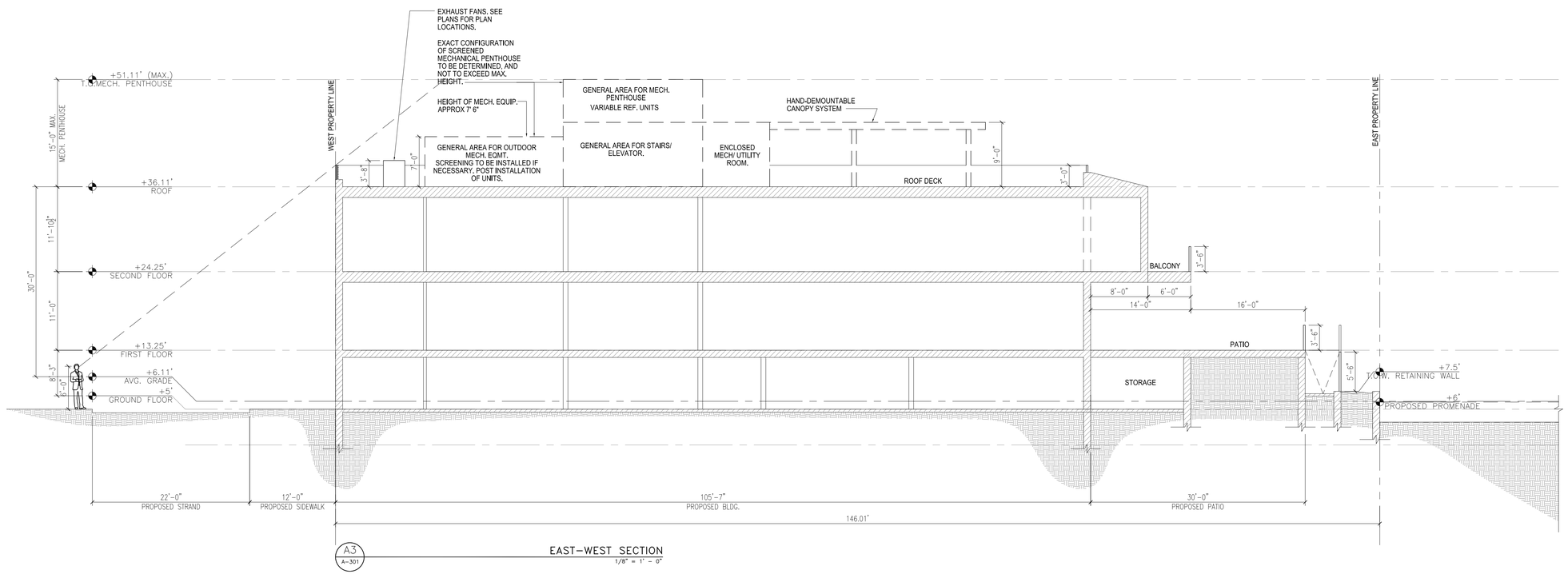


Original drawing is 24" x 36". Scale entities accordingly if reduced.




D3
A-301

NORTH-SOUTH SECTION
1/8" = 1' - 0"




A3
A-301

EAST-WEST SECTION
1/8" = 1' - 0"

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:

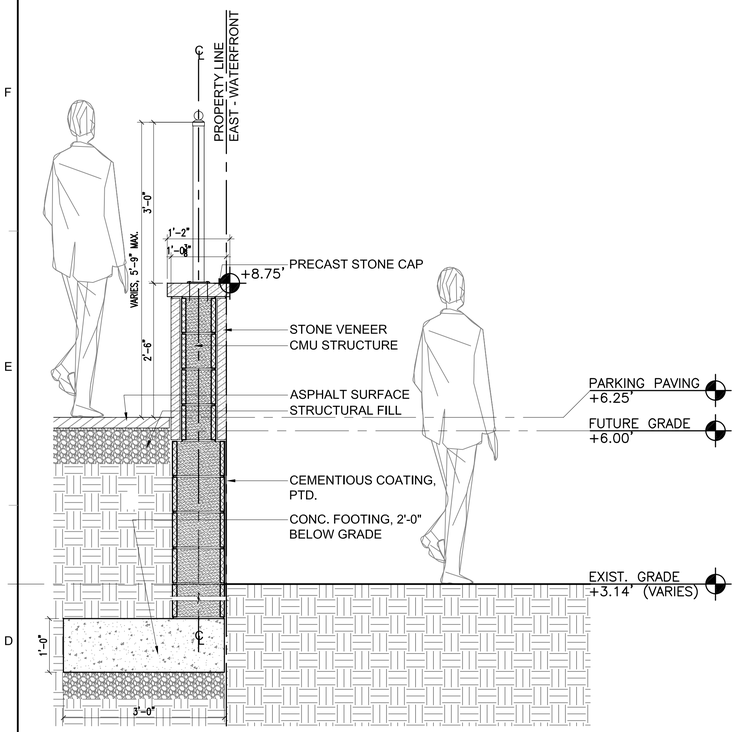
BUILDING/ SITE SECTIONS

SHEET NUMBER:

A-301

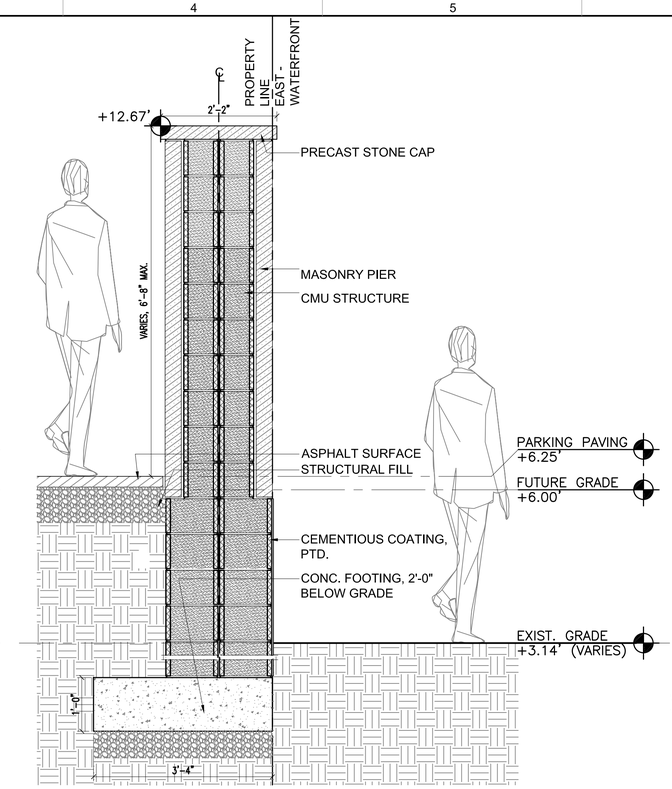


Original drawing is 24" x 36". Scale entities accordingly if reduced.



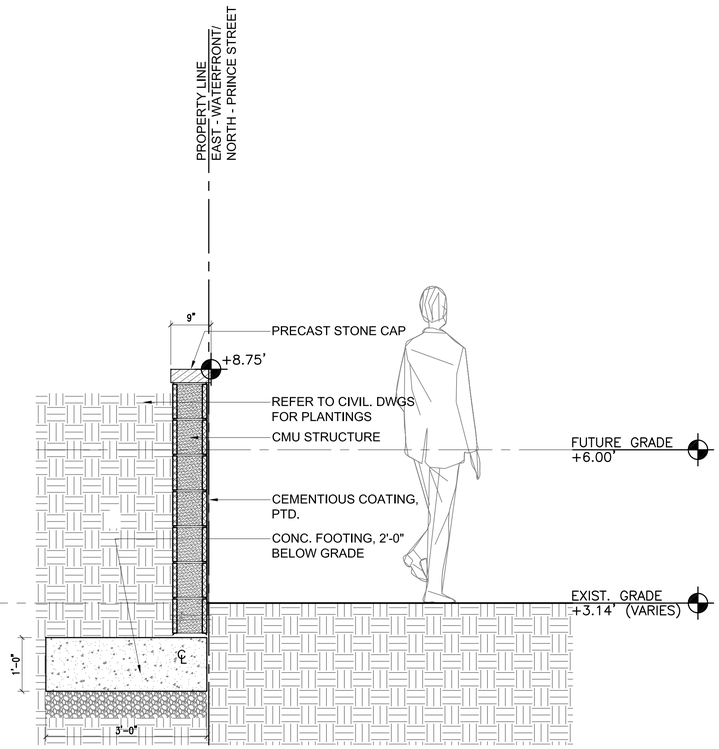

D1 SECTION DETAIL @ EAST SIDE FENCING ON LOW MASONRY WALL

SCALE:3/4"=1'-0"



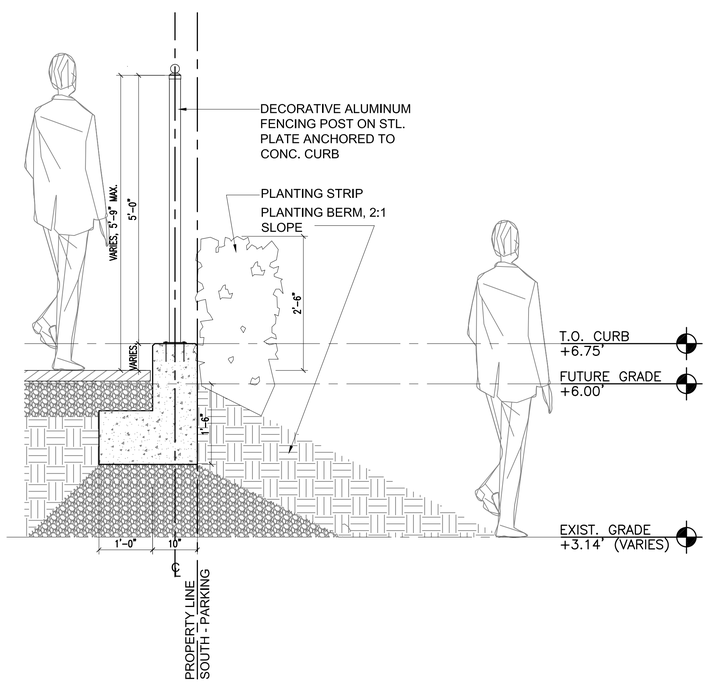

D4 SECTION DETAIL @ EAST SIDE MASONRY PIER

SCALE:3/4"=1'-0"



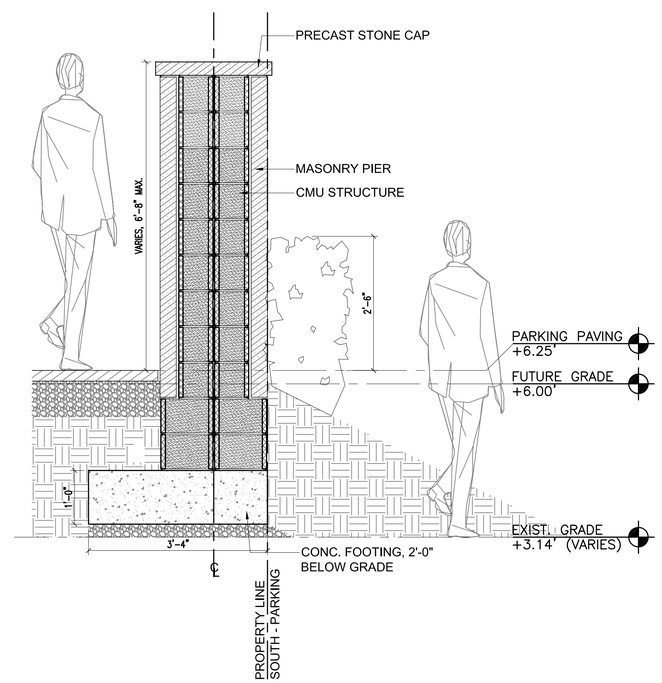

D6 SECTION DETAIL @ TYP. RETAINING WALL

SCALE:3/4"=1'-0"



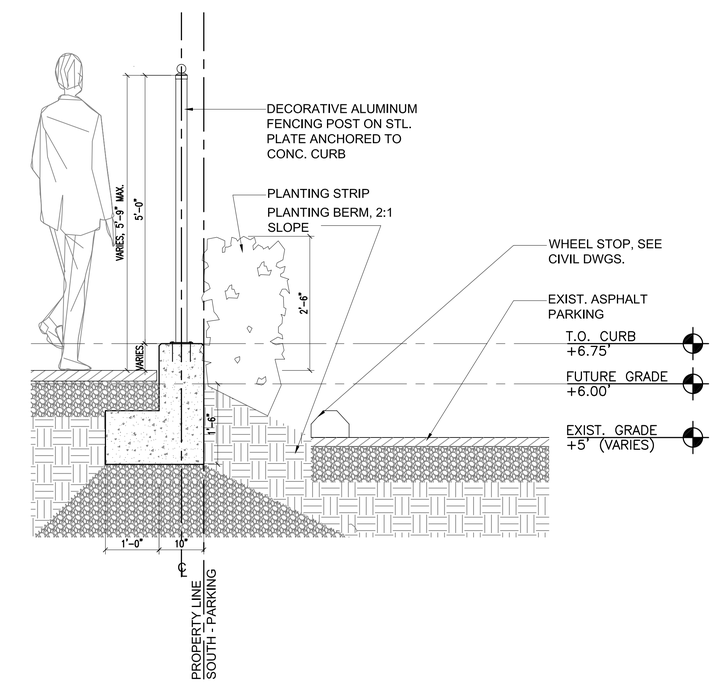

A1 SECTION DETAIL @ SOUTH SIDE FENCING ON CURB

SCALE:3/4"=1'-0"




A4 SECTION DETAIL @ SOUTH SIDE MASONRY PIER

SCALE:3/4"=1'-0"




A6 SECTION DETAIL @ SOUTH SIDE FENCING ON CURB

SCALE:3/4"=1'-0"

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DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 8" 16" 32"
SCALE : 3/4" = 1'-0"

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A-501



Original drawing is 24" x 36". Scale entities accordingly if reduced.

A4 SECTION DETAIL @ BRICK PAVED PARKING
SCALE:1-1/2"=1'-0"

A6 DETAIL @ BRICK TO ASPHALT TRANSITION
SCALE:1-1/2"=1'-0"

A7 SECTION DETAIL @ ASPHALT PARKING
SCALE:1-1/2"=1'-0"

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 4" 8" 16"
SCALE : 1-1/2" = 1'-0"

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A-502



Original drawing is 24" x 36". Scale entities accordingly if reduced.

## EXTERIOR LIGHTING SCHEDULE

| Type | Image | Location | Description | Lamping | Electrical | Input Wattage | Catalog Number | Alternate Manufacturers | Notes |
|---|---|---|---|---|---|---|---|---|---|
| EXTERIOR | | | | | | | | | |
| F1 | TYPE NOT USED | | | | | | | | |
| F1A | TYPE NOT USED | | | | | | | | |
| F2 | | Façade | **Outdoor rated surface mounted LED sconce.**<br>Sealed and gasketed housing with UV stable white acrylic diffuser and solid metal accent bars for decoration. UL listed for wet locations.<br>**Dimensions:**<br>7-1/4" Width x 16" Height x 5-1/2" Depth | LED, 3000K<br>900 Lumens | Integral Electronic Driver | 10W | VISA LIGHTING<br>COLONNADE<br>OW1048-LWW900-VG-Horizontal Bars 3 | American Glass Light<br>BEGA | 1. Architect to verify finish.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Manufacturer to provide dimensioned shop drawings showing all materials, finishes and components for Lighting Designer and Architect review prior to fabrication. Provide metal finish sample plates for review during shop drawing phase.<br>5. Architect to confirm mounting height and specific locations.<br>6. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. |
| F3 | | Outdoor Patio | **Outdoor rated recessed LED downlight.**<br>Corrosion-resistant cast aluminum housing with cover ring, silver double powder coated finish, anti glare ring with cross-baffle and non-reflective safety glass. UL listed for wet locations (IP65).<br>**Dimensions:**<br>5-1/2" Diameter x 5-7/8" Depth | LED, 3000K<br>90 CRI<br>800 Lumens | Integral Electronic Driver | 10W | ERCO<br>84425.023 | Intense Lighting<br>USAI | 1. Architect to verify finish.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Manufacturer to provide dimensioned shop drawings showing all materials, finishes and components for Lighting Designer and Architect review prior to fabrication. Provide metal finish sample plates for review during shop drawing phase.<br>5. Architect to confirm mounting height and specific locations.<br>6. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. |
| F4 | | Ramp and Roof Deck | **Outdoor rated recessed LED step luminaire.**<br>Stainless steel gasketed housing with frosted reflector and stainless steel cover ring. UL listed for wet locations (IP68).<br>**Dimensions:**<br>2-1/4" Diameter x 2-13/16" Dpeth | LED, 3000K<br>17 Lumens | Remote Electronic Driver | 1W | ERCO<br>33752.023 | Iguzzini<br>ACDC | 1. Architect to verify finish.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Architect to confirm mounting height and specific locations.<br>5. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. |
| F5 | TYPE NOT USED | | | | | | | | |
| F5A | TYPE NOT USED | | | | | | | | |
| F6 | TYPE NOT USED | | | | | | | | |
| F7 | | Façade | **Outdoor rated surface mounted LED sconce.**<br>Heavy wall corrosion resistant cast aluminum housing with polyester powder coat black finish. Constant current driver. No uplight and Laser beam down. UL Listed for wet locations.<br>**Dimensions:**<br>6.5" Height x 6" Width x 11" Depth | LED, 3000K | Integral Constant Current Driver | 14W | US ARCHITECTURAL LIGHTING<br>LASER SERIES - LED<br>LAS5562-12LED-NB-RAL-9005-T | BEGA<br>Designplan | 1. Architect to verify finish.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Contractor to verify and coordinate fixture mounting with architectural details, housing type, and field conditions. |
| F8 | | Outdoor Temporary Bar | **Outdoor rated surface mounted decorative sconce.**<br>Hammered seeded mouth blown glass with die-cast aluminum cage and base. 80,000 hours. ETL listed for wet locations. IP65.<br>**Dimensions:**<br>9-1/2" Heigh x 8-1/4" Width x 9-3/8" Total Depth | LED, 3000K<br>90CRI. 365 Delivered Lumens | Integral Electronic Driver | 10W | WAC LIGHTING<br>STEAMPUNK<br>WS-W24509-FINISH | Hudson Valley Lighting<br>ELK Lighting | 1. Architect to specify finish and mounting height.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Contractor to verify and coordinate fixture mounting with architectural details, housing type, and field conditions. |
| F9 | TYPE NOT USED | | | | | | | | |
| F10 | | Parking Lot | **LED pole mounted luminaire.**<br>Heavy cast aluminum sealed top cover with integral LED heat dissipating pad, high impact satin ice frosted UV stabilized acrylic diffuser with a set of 8 x 3/16" cast aluminum louver blades. Cast aluminum upper hinged optical chamber housing with a cast aluminum lower electrical chamber housing. Polyester powder coat finish. Type V distribution. 14' high pole. ETL listed for wet locations.<br>**Dimensions:**<br>12.5" Diameter x 30.375" Height | LED, 3000K | Integral Electronic Driver | 54W | LUMINIS<br>W602<br>W602-L1W56-VOLT-FINISH-K3-EC3P | Baselite | 1. Contractor shall verify and coordinate fixture location with architectural details.<br>2. Refer to base and anchorage detail by Architect / Civil engineer. Provide pole to meet local and AASHTO requirements for EPA of fixture configuration. Architect / Civil Engineer shall coordinate pole anchorage detail to concrete base.<br>3. Architect to specify finish.<br>4. Electrical Engineer to specify voltage.<br>5. Electrical Engineer shall confirm and coordinate emergency lighting as required to meet code requirements. |
| F11 | | Stairs and Storage area | **Outdoor rated flexible LED linear luminaire with square extrusion.**<br>Flexible tape light with extruded aluminum profile with frosted diffuser. IP67.<br>**Dimensions:**<br>LED Tape - 0.47" Width x 0.2" Height x Length per architectural drawings.<br>Aluminum Profile - 0.66" Width x 0.61" Height x Length per architectural drawings. | LED, 2700K<br>80+ CRI<br>200 Lumens per ft | Remote Electronic Driver | 2.6 W/ft | QTRAN<br>IQ LED Flexible Tape Light<br>IQ67WW502.6<br><br>Aluminum Profile<br>IQA-SQUR | Lilibend<br>AION LED | 1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. Refer to architectural drawings for length of continuous runs and details.<br>2. Contractor shall provide mounting clips/track if fixture is mounted to an unfinished surface<br>3. Architect to confirm finish.<br>4. Electrical Engineer to specify voltage.<br>5. Locate remote drivers and/or power supplies in a secure, concealed, accessible and well ventilated location in compliance with manufacturer's recommendations.<br>6. Manufacturer to provide dimensioned shop drawings for approval prior to fabrication.<br>7. Fixture shall be ordered with necessary power supplies, drivers, leader cables, jumper cables, power feeds, terminators and control interfaces for installation of a complete system.<br>8. Electrical Engineer shall confirm and coordinate emergency lighting as required to meet code requirements. |
| F12 | TYPE NOT USED | | | | | | | | |
| F13 | | Signage | **Outdoor rated LED spotlight.**<br>Aluminum housing with 360 deg horizontal and 180 deg vertical rotation. 65 deg optic. Fixture to be mounted on dual head arm. Coastal finish.<br>**Dimensions:**<br>Spotlight: 4-1/2" Length x 2-1/4" Diameter<br>Arm: 24" Length x 15" Width | LED, 3000K<br>80 CRI | Remote Electronic Driver | 2 x 14W | TROY RLM<br>Spotlight:<br>2 x 3 - LBLED - LED14 - FINISH<br>Arm:<br>LBD024 - FINISH | RAB<br>We-ef | 1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions.<br>2. Fixture to be aimed on site in the presence of Architect and Lighting Designer.<br>3. Architect to confirm finish.<br>4. Electrical Engineer to specify voltage.<br>5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>6 Light distribution to be verified during submitals review. |

## EXTERIOR LIGHTING SCHEDULE

| Type | Image | Location | Description | Lamping | Electrical | Input Wattage | Catalog Number | Alternate Manufacturers | Notes |
|---|---|---|---|---|---|---|---|---|---|
| F13A | | Signage | **Fixture identical to F13 except to be mounted on a single head arm** | LED, 3000K<br>80 CRI | Remote Electronic Driver | 14W | TROY RLM<br>Spotlight:<br>3 - LBLED - LED14 - FINISH<br>Arm:<br>LC24 - FINISH | RAB<br>We-ef | 1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions.<br>2. Fixture to be aimed on site in the presence of Architect and Lighting Designer.<br>3. Architect to confirm finish.<br>4. Electrical Engineer to specify voltage.<br>5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>6 Light distribution to be verified during submitals review. |
| F14 | | North East Entrance | **Outdoor rated Incandescent wall mounted sconce.**<br><br>**Dimensions:**<br>12" Height x 7" Width x 9" Extension from the wall | A21 Medium Base | | 100W | ELK LIGHTING<br>42284/1 | Hudson Valley<br>Wac Lighting | 1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions.<br>2. Architect shall verify mounting height AFF.<br>3. Architect to confirm finish.<br>4. Electrical Engineer to specify voltage. 120V primary voltage necessary for 100W lamp.<br>5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>6. Manufacturer shall provide a pre-printed, factory installed wattage restriction label for 100W maximum lamping. |
| F15 | | Second Level Balcony | **Outdoor rated linear LED handrail luminaire** with matte symmetric lens. ETL listed for wet location.<br><br>**Dimensions:**<br>3/4" Height x 7/8" Width x Length per arch drawings<br>Driver: 1.1" Height x 1.76" Width x 8.34" Length | LED, 3000K | Class 2 electronic driver | 2 W/ft | WAGNER<br>LULS - 30K - 20 - 70 - MS - LENGTH<br>Driver: LED-INTA-0024-41-F-O | I-O Lighting<br>Prolume | 1. Fixture to be integrated into handrail per architectural details.<br>2.Refer to architectural drawings for continuous run lengths and mounting details.<br>3. Manufacturer to provide coordinated and dimensioned shop drawings, labeling all equipment and dimensions for all fixtures for Architect and Lighting Consultant to review.<br>4. Coordinate all control requirements with Electrical Engineer<br>5. Wet-location remote power supplies to be located in secure and accessible location and in compliance with Manufacturer's distance requirements; coordinate locations with Architectural and Electrical drawings.<br>6. Contractor to provide all necessary hardware and accessories for a complete and approved installation. |
| F16 | | North Entrance | **Outdoor rated recessed LED step luminaire.**<br>Corrosion resistant ast-aluminum housing with with cover ring and non-reflective glass. UL listed for wet locations (IP65).<br>**Dimensions:**<br>7-5/8" Length x 7-1/16" height x 3-3/4" Recessed Depth | LED, 3000K<br>600 Lumens | Integral Electronic Driver | 6W | ERCO<br>34705.023 | Iguzzini<br>ACDC | 1. Architect to verify finish.<br>2. Electrical Engineer to specify voltage.<br>3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation.<br>4. Fixture to be installed minimum 1'-6" AFF. Architect to confirm mounting height and specific locations.<br>5. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. |
| F17 | TYPE NOT USED | | | | | | | | |
| F18 | TYPE NOT USED | | | | | | | | |
| F19 | TYPE NOT USED | | | | | | | | |

**General Notes**

* Electrical Engineer to specify and coordinate EM requirements.
* If integral to luminaire, emergency ballast shall be factory-installed by luminaire manufacturer and not violate warranty or UL rating.
* Contractor shall verify all voltages with EE before placing any orders or proceeding with any work.
* All linear fluorescent lamps to be of the high-performance, extended life type, that is, 4' super T8, 3100 lumen output, 0.95 LLD, 85+ CRI, low mercury, 40,000 hour life at 12 hr start.
* All linear fluorescent ballasts shall be high efficiency NEMA Premium electronic programmed start. Any other ballast type shall be NEMA Premium where such designation exists.
* All fluorescent and compact fluorescent lamps shall have a CRI of 85 or greater at the correlated color temperature specified unless otherwise noted.
* All ballasts and transformers shall have a power factor of at least 0.90 unless otherwise noted.
* All CFL lamps shall be of the "non-amalgam" type, to ensure fastest start and highest output at start-up.
* Beamspreads are for the beam to 10% of CBCP, given in vertical degrees by horizontal degrees.
* All luminaires and luminaire components shall be UL listed for appropriate location.
* Contractor shall verify all voltages with EE before placing any orders or proceeding with any work.
  Contractor to verify and coordinate fixture installation and mounting with architectural details, housing type, field conditions, and ceiling system details including ceiling type and flange requirements.
* Contractor shall provide all mounting components necessary for installation of fixture at no additional cost, even if
  such components are not specifically called for in the contract documents.
* All visible conduit, junction boxes, canopy plates, hardware, ballast containers, etc. to be painted to match adjacent surfaces. Verify all colors with Architect.
* When requested, Contractor shall provide coordinated shop drawings showing integrated work of all trades.
* Adjustable luminaires shall be aiming by the Contractor after dark in presence of Lighting Consultant and Architect.
* LED luminaires shall be ordered with necessary power supplies, drivers and power feeds for installation of a complete system.
* Locate remote transformer, drivers, and/or power supplies in a secure, concealed, accessible and well ventilated location in compliance with manufacturer's recommendations.
* Contractor to provide all necessary lengths, feeds, connectors, supports, and other components for complete and code compliant installation.
* For continuous linear luminaires, manufacturer to submit a layout drawing for run lengths specified on architectural drawings with shop drawings for review prior to fabrication.
* Architect to verify all vertical mounting height AFF of suspended or wall-mounted luminaires
* Contractor to field verify run lengths prior to ordering fixtures.
* Architect to verify luminaire finishes.
* In circulation paths, luminaire shall be ADA compliant, ie not to exceed 4" from wall.

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| | 08/03/2015 | SITE PLAN SUBMISSION II |
| | 08/03/2015 | BAR SUBMISSION |

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KEY PLAN

SHEET TITLE:

SCHEDULES - EXTERIOR LIGHTING

SHEET NUMBER:

A-610



Original drawing is 24" x 36". Scale entities accordingly if reduced.

# PHOTOMETRIC STUDIES

## CALCULATION RESULTS

2015-07-31 Fina Site Calc_w Add-on AGI

Luminaire Schedule
Scene: 3 Poles

| Symbol | Qty | Label | Description | LLD | Total Watts | Lum. Watts | Lum. Lumens |
|---|---|---|---|---|---|---|---|
| | 16 | F10 | WALL1W50 | 0.800 | 320.98 | 19.75 | 1975 |
| | 15 | F2 | LED Wall Sconce | 0.800 | 1200 | 80 | 717 |
| | 5 | F4 | LED Recessed Step Light | 0.800 | 5 | 1 | 7 |
| | 8 | F13 | LBLED | 0.800 | 112 | 14 | 812 |
| | 15 | F7 | LED Sconce | 0.800 | 135 | 9 | 384 |
| | 54 | F11 | LGP-26-50-8832_6 | 0.800 | 69.66 | 1.29 | 96 |
| | 2 | F16 | 34706923_V01 | 0.800 | 16 | 8 | 335 |

Numeric Summary
Scene: 3 Poles

| Label | Calc Type | Units | Avg. | Max. | Min. | Avg/Min |
|---|---|---|---|---|---|---|
| Internal Sidewalk | Illuminance | Fc | 2.90 | 6.2 | 0.1 | 29.00 |
| North Entrance - Step | Illuminance | Fc | 1.10 | 1.2 | 1.0 | 1.10 |
| North Entrance - Step_1 | Illuminance | Fc | 1.61 | 1.8 | 1.4 | 1.15 |
| North Entrance - Step_2 | Illuminance | Fc | 2.47 | 2.8 | 2.2 | 1.12 |
| North Entrance - Step_3 | Illuminance | Fc | 4.70 | 11.8 | 1.9 | 2.47 |
| Parking Lot Floor | Illuminance | Fc | 6.74 | 4.4 | 0.0 | N.A. |
| Prince | Illuminance | Fc | 0.33 | 2.5 | 0.0 | N.A. |
| Strand | Illuminance | Fc | 0.67 | 4.0 | 0.0 | N.A. |

### Special Notes

Job Number: Old Dominion Boat Club 14259.00

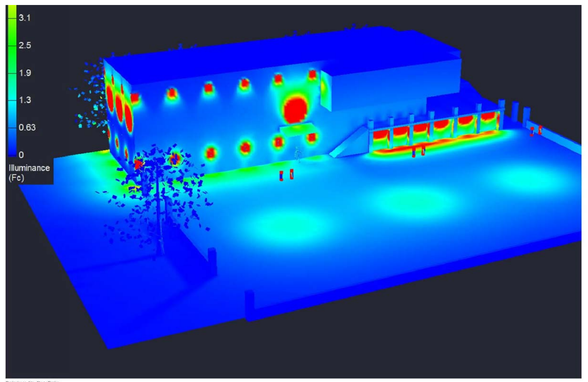
All luminaires have been defined with a LLD of 0.80. All levels are measured at "end of life".
Calculation grid at parking lot and internal sidewalk is located @ floor level and vertical calculation grid is located @ 4' AFF
This scenario addresses the concerns expressed by the City of Alexandria by providing lower light levels in the parking lot but still complying with IESNA recommended levels.

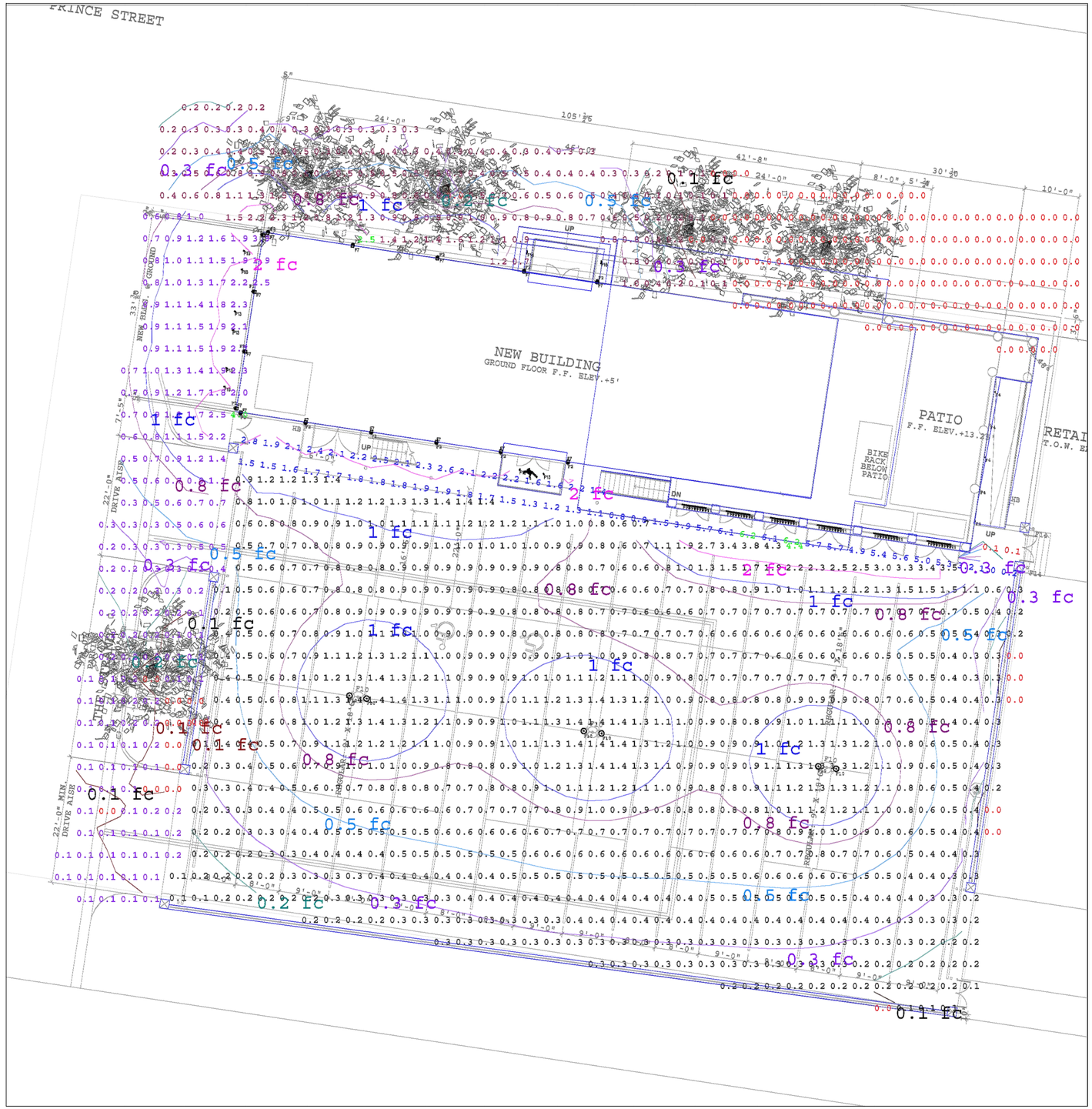
Standard Reflectances Assumed:

Building Walls: 50%
Parking Lot Floor: 20%
Internal Sidewalk Floor: 20%

Illuminance Calculations Disclaimer:

Illuminance or luminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design have been based on IESNA standards, lighting manufacturers' data and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, setting procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the calculations such as: room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.




**OLD DOMINION BOAT CLUB**
The City of Alexandria, Virgina

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

0 5' 10' 20'
SCALE : 1:10
PROJECT N

SHEET TITLE:
PHOTOMETRIC STUDIES

SHEET NUMBER:
A-611



Original drawing is 24" x 36". Scale entities accordingly if reduced.

# EXTERIOR FINISH SCHEDULE

| DESIGNATION | DESCRIPTION | MANUFACTURER | FINISH/ STYLE | COLOR | SIZE | CONTACT | NOTES |
|---|---|---|---|---|---|---|---|
| BRK-1 | EXISTING SIDEWALK BRICK PAVING | | | | | - | |
| BRK-2 | 4"X8" SIDEWALK BRICK PAVING | REDLAND | PER WATERFRONT PHASE I STANDARD | KING WILLIAM | 4"X8" | - | |
| EF-1 | CEMENTITIOUS COATING | TBD | EVEN COARSE TEXTURED, PIGMENTED | PT-2 | N/A | - | |
| GL-1 | 1" CLEAR TEMPERED INSULATED LOW-E GLASS | - | SEE SPECS | SEE SPECS | SEE ELEVATIONS & DETAILS | - | |
| MTL-1 | ALUM. WINDOW FRAMES | EFCO | 433 SERIES | BLACK | 2"X4-1/2" | RICK FIORE, RICK.FIORE@THESNEADCO.COM | |
| MTL-2 | EXTERIOR MTL. RAILING | TBD | STEEL, PTD. | PT-1 | SEE ELEVATIONS & DETAILS | NICK FRAMEL, NFRAMEL@AMERISTARFENCE.COM | |
| MTL-3 | ALUM. EXTERIOR FENCING | AMERISTAR | ECHELCON CLASSIC | BLACK | SEE ELEVATIONS & DETAILS | NICK FRAMEL, NFRAMEL@AMERISTARFENCE.COM | |
| MTL-4 | ALUM. EXTERIOR GATES | AMERISTAR | ECHELCON CLASSIC | BLACK | SEE ELEVATIONS & DETAILS | NICK FRAMEL, NFRAMEL@AMERISTARFENCE.COM | |
| MTL-5 | ALUM. EXTERIOR VEHICULAR GATES | AMERISTAR | TRANSPORT II CANTILEVER GATE | BLACK | SEE ELEVATIONS & DETAILS | NICK FRAMEL, NFRAMEL@AMERISTARFENCE.COM | |
| MTL-6 | STANDING SEAM ROOF | TBD | DOUBLE LOCKED SEAM | PATINA GREEN | 12" WIDE PANEL, 2" HIGH SEAM | | |
| MTL-7 | MTL CAP AT PIERS | TBD | STEEL, PTD. | PT-4 | SEE ELEVATIONS AND DETAIL | - | |
| PC-1 | PRE-CAST STONE CAP AT PIERS & LOW WALL | - | - | BUFF | VARIES | - | |
| SF-1 | SHADE FABRIC | TBD | AWNING | BLACK | N/A | - | |
| ST-1 | 2" STONE VENEER AT GROUND LEVEL EXTERIOR WALLS, PIERS & LOW WALL | CARDERROCK | CARDEROCK THIN OR THIN VENEER | - | VARIES (RANDOM SIZES) | BRIAN PORTO, BRIANPORTO@MSN.COM | |
| PT-1 | EXTERIOR PAINT | BENJAMIN MOORE | SEE SPECS FOR FINISHES | BLACK 2132-10 | N/A | - | |
| PT-2 | EXTERIOR PAINT | SHERWIN-WILLIAMS | SEE SPECS FOR FINISHES | IRON ORE | N/A | - | |
| PT-3 | EXTERIOR PAINT | SHERWIN-WILLIAMS | SEE SPECS FOR FINISHES | TO MATCH WD-1 COLOR | N/A | - | |
| PT-4 | EXTERIOR PAINT | SHERWIN-WILLIAMS | SEE SPECS FOR FINISHES | TBD | N/A | - | |
| WD-1 | CEDAR PLANK TONGUE & GROOVE | BUFFALO LUMBER | TWP 1500 | 1530 NATURAL | SEE ELEVATIONS & DETAILS | CHRIS BUFFALO, CHRIS@BUFFALOLUMBER.COM | |
| WD-2 | CEDAR BATTENS | BUFFALO LUMBER | TWP 1500 | 1530 NATURAL | SEE ELEVATIONS & DETAILS | CHRIS BUFFALO, CHRIS@BUFFALOLUMBER.COM | |
| WD-3 | CEDAR FASCIA | BUFFALO LUMBER | TWP 1500 | 11504 BLACK WALNUT | SEE ELEVATIONS & DETAILS | CHRIS BUFFALO, CHRIS@BUFFALOLUMBER.COM | |
| WD-4 | DOUGLAS FIR COLUMNS | TBD | TBD | TO MATCH WD-3 COLOR | 18" DIAM. | - | |
| WD-5 | PRESSURE TREATED WOOD BATTENS | TBD | TBD | TO MATCH WD-3 COLOR | SEE ELEVATIONS & DETAILS | - | |
| WD-6 | WOOD DECKING | TREX | TREK TRANSCEND | TREE HOUSE | 1"X5-1/2"X 16' PLANK | - | |

1. EXTERIOR FINISH SCHEDULE IS BASED ON 'BASIS-OF-DESIGN' PRODUCTS, AND IS SUBJECT TO SUSTITUTIONS AS LISTED IN COMPARABLE MANUFACTUER/PRODUCT PER ARCHITECTURAL SPECIFICATIONS.

OLD DOMINION BOAT CLUB

0 PRINCE STREET, ALEXANDRIA, VA 22314

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KEY PLAN

SHEET TITLE:

SCHEDULE - FINISHES

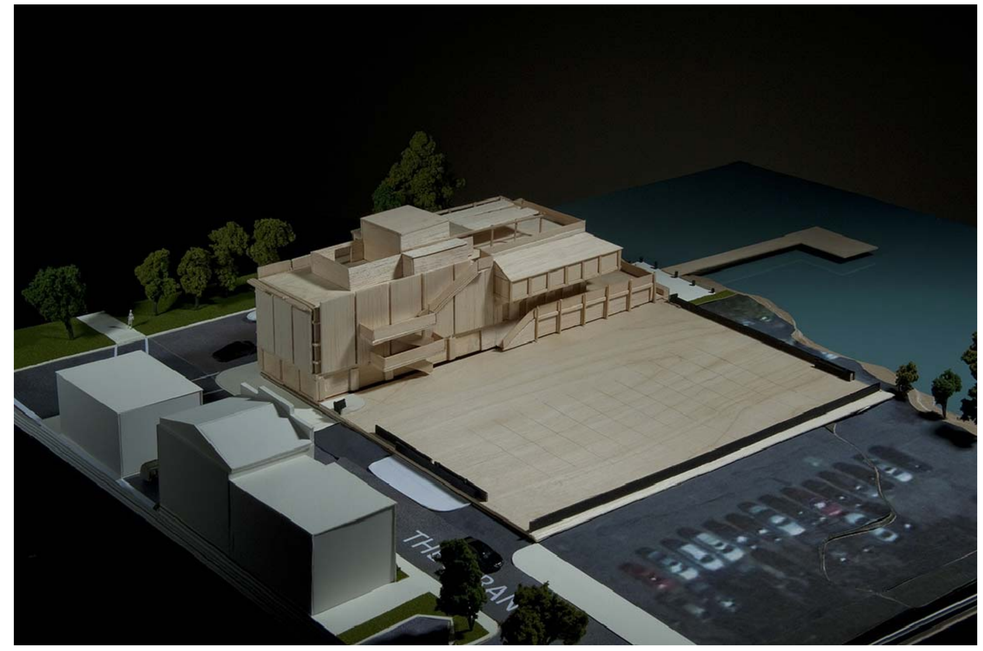
SHEET NUMBER:

A-612



Original drawing is 24" x 36". Scale entities accordingly if reduced.

C1 A-801 VIEW FROM NORTH-EAST
N.T.S.



C5 A-801 VIEW FROM SOUTH-WEST
N.T.S.

A1 A-801 SOUTH ELEVATION
N.T.S.

A5 A-801 NORTH ELEVATION
N.T.S.

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SHEET TITLE:

BUILDING MASSING STUDY

SHEET NUMBER:

A-801



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A1
A-801

FROM NORTH-WEST CORNER
N.T.S.

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RENDERING

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A-802



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A1
A-801
FROM NORTH-WEST CORNER
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SHEET TITLE:

RENDERING

SHEET NUMBER:

A-803



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A1
A-801

FROM SOUTH-EAST CORNER
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