Docket Item # 7 & 8
BAR CASE # 2015-00248 & 00249

BAR Meeting
September 2, 2015

ISSUE: Permit to Demolish and Certificate of Appropriateness for Reconstruction and an Addition to the former Beachcombers

APPLICANT: Old Dominion Boat Club

LOCATION: 200 The Strand (Formerly 0 Prince Street)

ZONE: WPR/Waterfront Park Recreation Zone (Rezoned in April 2015)

STAFF RECOMMENDATION

Staff recommends that the Board approve the Permit to Demolish application and defer for further study the Certificate of Appropriateness application.

GENERAL NOTES TO THE APPLICANT

1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.

2. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.

3. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

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

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

6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.

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Note: *Staff coupled the reports for BAR #2015-0248 (Permit to Demolish/Capsulate) and BAR #2015-0249 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.*

BACKGROUND

Over the past year, the BAR has reviewed this project at three concept work sessions. At their February 2015 work session, the BAR endorsed the proposal's general scale, mass and architectural character, in concept, by a vote of 6-0. In March 2015, Planning Commission and City Council approved a Development Special Use Permit (DSUP) for the project. At this point, the applicant is returning to the BAR for approval of the Permit to Demolish and a Certificate of Appropriateness.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish and Certificate of Appropriateness to demolish the buildings on the site, reconstruct the former Beachcombers and augment the building with an addition at 200 The Strand (formerly 0 Prince St.)

The materials for the project include (Attachment 2):

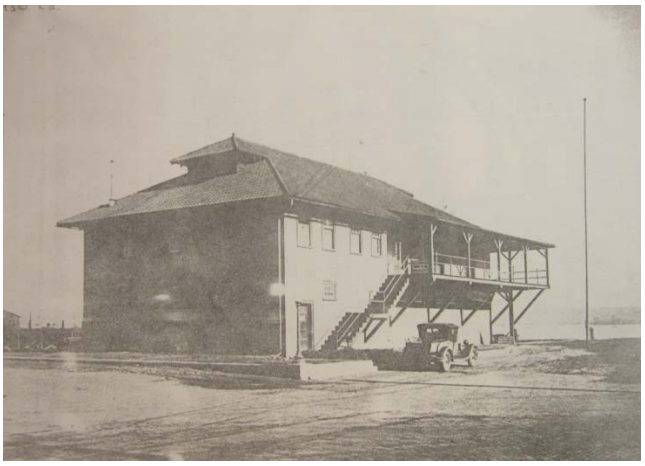
- Rubble Stone for the ground level foundation
- Cedar T&G wood siding with pressure treated battens for the wall cladding
- Douglas Fir Columns
- Standing seam metal roof
- Steel pipe railings
- Aluminum storefront windows
- Aluminum fencing with stone veneer columns and walls, precast stone caps
- Guardian SunGuard Architectural Glass (68% VLT, .43 Shading coefficient, Reflectance 11%)

II. HISTORY/CONTEXT

History of the Old Dominion Boat Club

The Old Dominion Boat Club was organized in July **1880** and is the oldest boating club in Virginia. The club has been an integral part of Alexandria's waterfront history and was a leader in establishing recreational activity on the Potomac River.

The existing boat club building at 1 King Street has been in this location since its construction in **1923**, following a fire which destroyed the Club's original home constructed in **1881** at the foot of Duke Street. The present building replaced a ferry terminal and has been extensively altered throughout its 91 year history. The most distinctive features of the current building are the wood scissor trusses in the ballroom that were added when the former hipped roof was replaced and a vestige of the original open balcony and exterior stair on the south wall. The ease and west ends of the building have been demolished or capsulated by later additions.



Old Dominion Boat Club c1930, at the Foot of King Street
Note the punched windows and original exterior staircase leading to the open balcony, very similar to the forms at the original Beachcombers Restaurant building.
Alexandria Library – Local History Special Collections

History of the Site

The site includes a mid-20th century, two-story, cinder-block building, referred to in this report as the Beachcombers; a one-story frame modular building (c1972) which houses *The Dandy's* tour boat offices, fences and a wood pier; and an approximately 16,000 sq. ft. asphalt parking lot.

The Beachcombers building was originally constructed in **1946** on concrete piers in the Potomac River with a three-sided open balcony at the second story and an outdoor dining terrace on the flat roof. By 1954, the restaurant closed, due to a large fire which damaged the first and part of the second floor of the building. After the fire, a new occupant, the International Armaments Corp. (Interarms), began to use the building for storage. By 1963, the property became home to various sporting-goods stores and Potomac Arms, the retail outlet of Interarmco. In 1972, "The Dandy" dinner cruise ship began using the wood pier parking lot and the adjacent one-story, frame building as its launch site, parking lot and offices. In 2006, the City acquired the property in order to expand public access to the Waterfront. In 2015, the Old Dominion Boat Club acquired the Beachcombers property and is the current owners.

The Beachcombers c1950
Note the open balcony and stairs leading to the rooftop dining terrace.
John C. Richards Collection, Alexandria Library – Local History Special Collections

Existing Structures on Site – Conditions Assessment

The Beachcombers

Based on the preliminary structural report prepared by Alpha Corporation for the City in 2010, the existing Beachcombers building contains cracks in the masonry walls and concrete beams indicating that the building is currently undergoing differential settlement. The floor and roof structural systems are noted to be in good condition, yet its sheathing is buckled and warped in several places and are in need of replacement. The loading dock and covered balconies are also identified as severely deteriorated, unable to safely support required loads, and the recommendation is that they should be replaced. A subsequent analysis has indicated that several of the foundation piers are also broken.

North Elevation on Prince Street

West Elevation Facing The Strand

Parking Lot

The Beachcombers – Existing Conditions

The Dandy Office
Although no prior BAR approval has been located, this vinyl-clad, frame, one-story building and pier are in fair condition. They were installed on the site after 1972 as utilitarian structures to house offices and dock boats for "The Dandy" dinner cruise operations.


The Dandy Pier - Existing Conditions


The Dandy Office - Existing Conditions

III. ANALYSIS

Permit to Demolish
In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

(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?
(2) Is the building or structure of such interest that it could be made into a historic house?
(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
(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?

In 2012 the BAR made a formal finding that the existing Beachcombers building was historically significant under criteria #1, #5 and #6 of zoning ordinance section 10-105(B). However, in that motion the Board emphasized that it was the general architectural character of the building that conveyed its cultural significance as an early public recreational use on the Alexandria waterfront and not for its specific materials or utilitarian design, though the Board expressed support for the retention of the building's form and its primary character-defining features to provide physical evidence of uses in this period on the City's waterfront. Although the building materials and design were determined not to be architecturally significant, as they may be easily

reproduced, the building's cultural and historic significance is unique to Alexandria and specifically suited to its waterfront location. Subsequent structural investigation found that a number of the foundation piers are broken and there is differential settlement in the masonry walls, evidenced by cracks visible on the exterior. In addition, the building code requires any habitable spaces to be elevated above the 100 year flood level, which makes the lower level of the existing structure uninhabitable. Based on the BAR's previous comments about the value being in the overall building form with projecting balconies and not the architectural detail of the concrete block exterior walls, performing extraordinary measures to raise the building above flood level and to install new piers and perform structural repairs did not seem feasible or necessary.

In staff's opinion, the new design essentially reconstructs and integrates the original Beachcombers form into the new building to the maximum extent reasonably possible, the criteria upon which the Board found was significant will be preserved. Therefore, the applicant's proposal to retain the former Beachcombers building form maintains this site's cultural significance and association with the waterfront and as such the Permit to Demolish should be granted.

Also as a reminder, in 2010, the BAR issued an emergency demolition permit for the removal of the second story stair which cantilevered from the north elevation, due to its unsafe and hazardous location above a public sidewalk.

Finally, the one-story Dandy office building is a late 20th century modular structure with no particular architectural or cultural distinction that does not meet any of the above criteria and staff has found no record that its original installation was ever approved by the BAR. It has been a utilitarian building to house offices for the dinner cruise operations and it does not contribute to the site's identified cultural significance. Staff also supports its demolition or removal.

Certificate of Appropriateness

Standards to Consider for a Certificate of Appropriateness

In addition to the general BAR standards outlined in the Zoning Ordinance and the BAR's *Design Guidelines*, the project must also comply with the recently adopted *Waterfront Small Area Plan* and the *City Council/ODBC Property Acquisition and Exchange and Settlement Agreements*. This project, which is located along the Waterfront, is subject to a higher level of scrutiny and design due to its prominent location.

BAR Design Guidelines

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style and that the building should not be a slavish replica of any particular building in the district. Additionally, the *Guidelines* note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines."

During the course of the concept review work sessions, the BAR has strongly supported the overall conceptual design for the new, boat club building, which honored the past and present Old Dominion Boat Club buildings and the former Beachcombers building. At the last hearing, the Board endorsed the general scale, mass and architectural character of the proposal, in concept, but did encourage the applicant to continue to work with staff on several final design details and concerns. The present drawings are generally the same design as those supported by the BAR at the previous concept reviews. However, in the current Certificate of Appropriateness application the architect has refined the design to include the following items:

- Elimination of the glazing behind the hyphen louvered screen on the north/south elevations;
- Elimination of the muntins on windows in the addition on the north/south elevation;
- Elimination of the storefront window on the ground level of the south elevation, facing the parking lot;
- Reduce the size of the glazing on the first floor east elevation;
- Change the size of the bay spacing on the ground level of the south elevation, facing the parking lot to accommodate storage cabinets;
- Replacement of the wood railings with the stainless steel cables with steel pipe balustrades on the balconies and staircases;
- Elimination of staircase from patio to parking lot on south elevation;
- Replace the glass entry awnings with canvas awnings.

Hyphen
During these concept review sessions, a principal concern of the BAR had been to provide delineation between the original Beachcombers form and the new addition. The applicant previously responded to this concern with a glass wall "hyphen" with a louvered screen sunshade to provide the separation of these distinct blocks. The hyphen louvers were the same architectural vocabulary as the sun shades above the windows and the mechanical screens at the rooftop. The present drawings have retained the louvered screen supported by the BAR, however, the glass wall behind has been deleted in this current submission. Since the glass will be barely visible behind the louvered screen, staff does not object to this design change.

Windows/Spacing of Fenestration
Several Board members commented on the window muntins at the previous hearing and encouraged the applicant to explore larger window panes as they felt this design detail was more "ship-like" in their configuration. The applicant has responded by eliminating the muntins on the north and south elevation windows. Staff supports this design change.

The applicant has proposed a number of small changes and alterations to the fenestration and the size of the bays on the building since the previous submission. The changes are small and to not impact the building's overall design intent. Staff supports the revisions yet notes that since cut sheets and specifications have yet to be provided, the windows and glazed doors must comply with the BAR's *Window Policies*.

Staircase/Railings
The staircase from the first floor patio to the ground floor on the south elevation has been deleted in this current submission. Staff did not feel that this feature was significant and supports the design change.

The design team is proposing to replace the stainless steel cable railings on the balconies with steel pipe railings. The originally proposed wood railings with stainless steel cables identified with the nautical theme of the addition and were not overwhelming to the overall architectural design of the building. Unfortunately, without a detail drawing for the proposed steel pipe railings, staff cannot comment on the current design's compatibility but have no objection to appropriate pipe railings, in concept.

Awnings
At the previous concept reviews, the BAR members supported the glass canopy over the north and south entrance doors. The applicant is proposing to change these canopies to a vinyl material. The agrees with the applicant that canopies are still needed to help identify the entrances and provide weather protection above the entry doors and steps. Although staff preferred the modern glass and metal canopy, changing to design to simple and compatible awning also recalls the nautical theme. However, as specified in the BAR's Design Guidelines, Sunbrella type canvas fabric instead should be used instead of the proposed vinyl material.

In addition to the above items, at the previous concept review work sessions, several BAR members requested additional information or study on the following items:

- Refine the signage program for the site
- Refine details for the site interpretation;
- Further study of the mechanical penthouse;
- Work with Dominion Virginia Power on the location of the transformer;
- Work on a lighting plan for the site;
- Refine parking lot details including the fence design;
- Present material options for the exterior of the building.

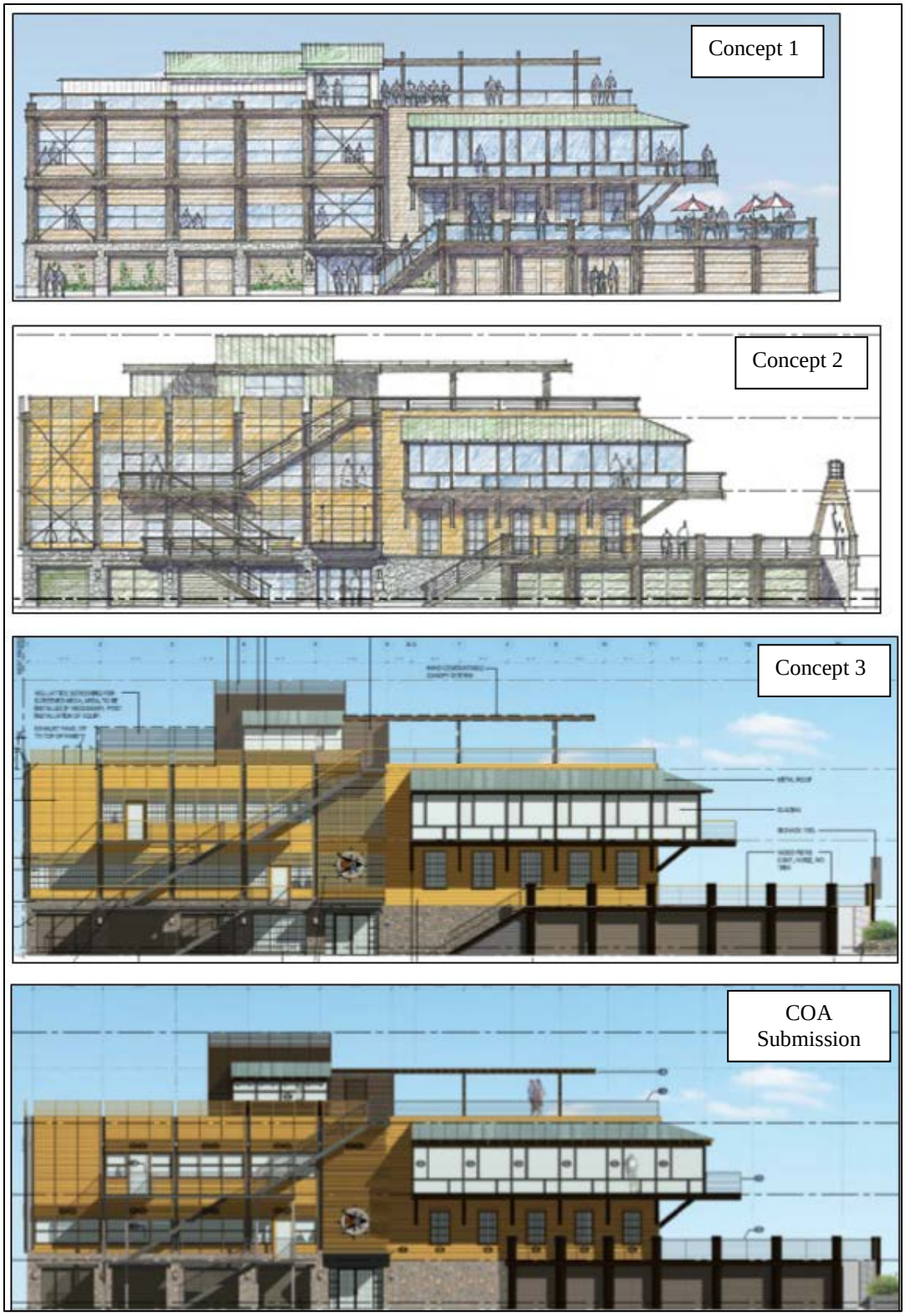
Signage/Interpretation
In the concept review submissions, the applicant proposed to activate the first floor at the corner of Prince Street and The Strand by installing the ODBC retail shop for the purchase of ODBC logo items and install interpretive display windows. The retail shop has been deleted in the current submission and the previous interpretive display windows have been converted to panels. Staff is concerned that the first floor along The Strand will be very unwelcoming if the pedestrian is exposed to a 34.5' wall with two-dimensional interpretive panels. The display windows would provide depth and interest, and visually activate this façade. It is recommended that the applicant continue to explore alternatives for this location.

In addition to the panels, the applicant is proposing to interpret the 1845 pier line with an alternate material within the parking lot. Since the City process to select a waterfront common elements palate of materials to delineate the different periods for the shoreline and pier line is

still underway, final selection of these materials will occur through a public process at a later date.

Finally, as part of the DSUP, the applicant is required to design and develop a coordinated sign plan for all proposed signage, including a color palate, site-related signs, way-finding graphics, and interpretive signage for the site. The applicant has provided illustrations of the proposed signage for the building, but an overall coordinated sign plan has not been provided.

Mechanical Penthouse
In the previous concept work sessions several board members expressed concern with the design of the mechanical penthouse and its overall visual bulk (see illustrations in Figure 1 below.)



South Elevations – Evolution of Mechanical Penthouse Design

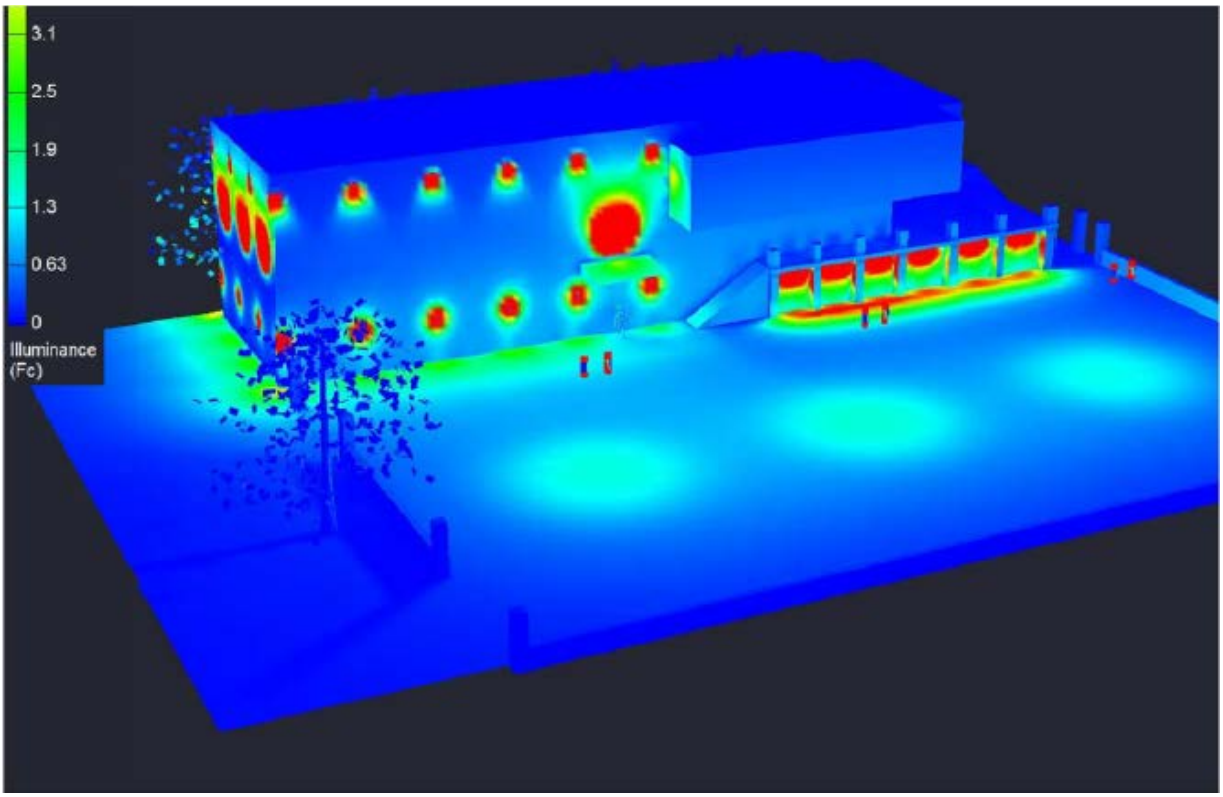
In the applicant's original submission, the penthouse appeared to read as a more integral part of the building. In the second submission, the stair and elevator vestibules were reoriented and the flat roofed mechanical penthouse form emerged to house the HVAC compressors above the

elevators. At that hearing, concerns were expressed about the size and bulk of this mechanical penthouse as well as the potential visibility of the kitchen vents proposed to be installed on the western roof of the building. In the Concept 3 submission, the attempt was to integrate the penthouse into the building by incorporating a wood lattice screening for the rooftop mechanical equipment and extend the length screening around the western roof. In this current submission, this screening has been deleted, and the HVAC penthouse above the elevator has slightly been reduced in length, however the overall width of mechanical structure has increased by approximately one-foot in length. While staff believes the applicant is working toward improving this feature, the penthouse still continues to be a concern, and mechanical drawings must still be provided demonstrating that the minimum space necessary for necessary mechanical equipment is being provided. Staff asks for further clarification and study to reduce its height and bulk wherever possible. This study should include the possible elimination of the HVAC penthouse above the elevator.

Transformer
After discussions with Dominion Virginia Power, the previously proposed transformer has been relocated from the parking area to a power pole within the City ROW.

Lighting
The applicant has provided a lighting plan, photometric study, and fixture schedule for the site. Generally, staff finds that the proposed lighting plan highlights the building's features without negatively impacting the Waterfront. Targeted illumination is focused on the ODBC signage located on The Strand and above the entrances on the hyphen only. Signage has been deleted from the Waterfront elevation. Nautical-inspired sconces are used to illuminate the pedestrian spaces around the perimeter of the building and the remainder of the building is softly illuminated from more concealed fixtures behind the louvered screens. In addition, the parking lot utilizes three, evenly-spaced light poles with fixtures. Although the current fixtures complement the lights being proposed as part of the Waterfront Common Element's Plan, staff recommends that the applicant continue to work with staff to ensure that the proposed lights complement the ultimate fixture approved for the Waterfront.

The only concern with the proposed lighting design is the illumination for the doors of the storage bays on the south elevation. The photometric study illustrates that these bays are intensely illuminated in comparison to the rest of the building. Given their close proximity to the promenade, it is suggested that the intensity of these light levels be reduced.

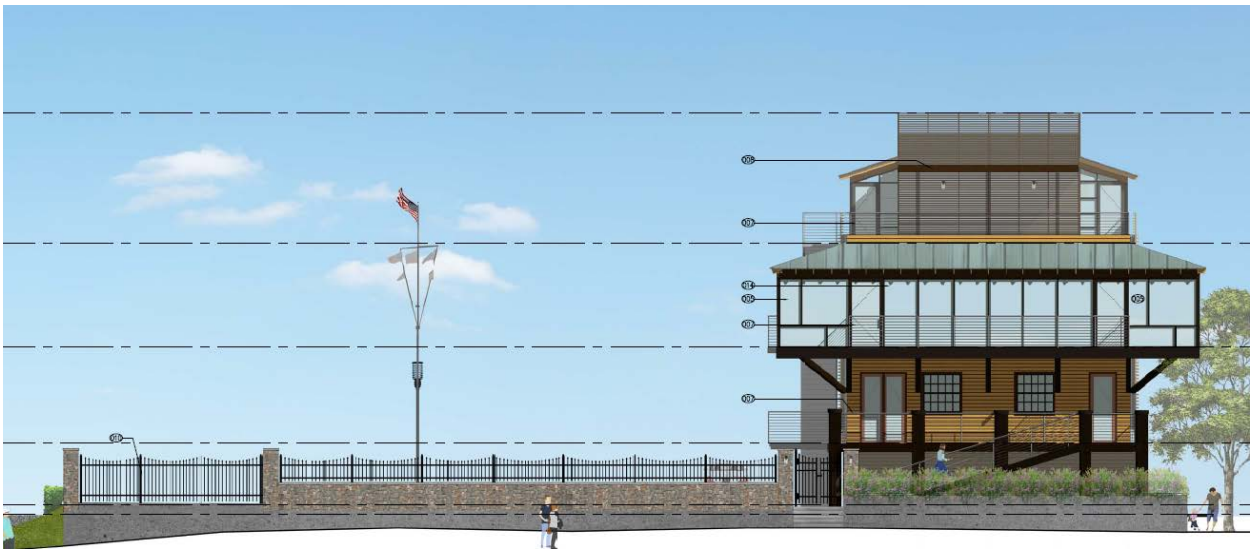


Photometric Study

Parking Lot/Fencing

Finally, the site plan indicates that the parking lot will be surfaced with brick pavers, in compliance with the applicant's DSUP condition[1], and surrounded by fencing in various combinations of stone and metal with vehicular entry gates along The Strand and pedestrian gates along the Waterfront. Staff generally supports the proposed fencing and the proposed spacing of the stone piers, yet still expresses concern with the height of the wall and fence along the promenade (see drawing below.) A lower wall would provide more visual openness for the pedestrians. To provide better views from and to the waterfront and parks, it is recommended that the applicant utilize the minimum height required to screen the headlights of cars in the parking lot with an open metal fence above. This will enhance the pedestrian experience along The Strand and the promenade, creating an inviting walkable corridor for residents and guests.

1 This DSUP condition reflects the City approved Waterfront Common Elements Plan prepared by OLIN. This document is included for reference as Attachment 3.



Promenade View of Boat Club and Proposed Fencing

Materials
The applicant will bring a materials board to the hearing to provide the BAR with information about the proposed materials for the site. These items include a rubble stone veneer for the ground level foundation, standing seam metal for the roof, aluminum storefront windows and cedar T&G wood and pressure treated battens for the wall cladding. Staff generally supports the proposed materials and finds that the natural stone at the foundation will help to visually ground the building and articulate the elevations to reduce the visual scale of the building. Stone, in conjunction with the texture of the horizontal clapboard siding will also provide visual interest for pedestrians along The Strand and Prince Street. Staff is, however, concerned with the proposed window glazing, as the specifications do not comply with the Board's *Window Policy*. The *Policy* specifies that all "glazing must be clear, non-reflective, and without tint noting that the glass must have a minimum 72% visible light transmission (VLT) with a through –the-glass shading coefficient between 0.87-1.0 and a reflectance of less than 10%. Staff recommends that the design team continue to work with staff to refine the final design details, materials and colors.

Potomac River Vicinity Standards
This project was recently re-zoned from W-1 (Waterfront Mixed Use) to the WPR (Waterfront park and recreation zone) in order to allow the use as a boat club and to be consistent with the Waterfront Plan. The building height is limited to 30' in the WPR zone and ODBC's approved site plan granted a 30' tall building as measured from average finished grade to the top of the roof. In addition, as part of the site plan approval, this project established new finished grades for the site. These grades were coordinated with the surrounding parks and promenade of the Waterfront Plan.

Staff notes that there are several discrepancies between the approved Site Plan for the building and this current design, as reflected in the Development Comments below. These items need to be addressed prior to BAR approval of a Certificate of Appropriateness.

Waterfront Small Area Plan
This project is located in the *Working Seaport* Character and Theme Area along The Strand. The ODBC has been located in similar facilities within two blocks of this site since 1880. The proposed architectural character of the boat club with active piers and a launch ramp effectively conveys this character and activates the adjacent parks and waterfront promenade.

Additional Standards to Consider for a Certificate of Appropriateness
In addition to the general BAR standards outlined in the Zoning Ordinance and the BAR's *Design Guidelines*, the project must also comply with the recently adopted *Waterfront Small Area Plan* and the *City Council/ODBC Property Acquisition and Exchange and Settlement Agreements*. This project, which is located along the waterfront, is subject to a higher level of scrutiny and design due to its prominent location. Staff believes that this project satisfies Alexandria's strong waterfront architectural traditions. It honors both the past and present Old Dominion Boat Club buildings and the former Beachcombers Restaurant. Its design roots the building in Alexandria with the use of a variety of related architectural details and materials on the east and west portions of the building, making it appear that the structure has evolved over time. The proposed design incorporates the cultural significance of the site and the history of the Boat Club while creating a modern and elegantly detailed 21st century structure.

Summary
Staff recommends approval of the Permit to Demolish with deferral of the Certificate of Appropriateness application for further study or to provide more details on:

- Work with BAR staff on materials and finish specifications
- Restudy the size of the mechanical penthouse
- Restudy height of waterfront stone wall facing the promenade.
- Restudy the design for the Interpretative panels
- Restudy the lighting design/illumination levels at the southeastern corner of the building
- Provide details for the balustrade and front step handrail
- Provide a coordinated sign program for the site
- Ensure that the project complies with the Common Elements adopted as part of the Waterfront Plan.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

The proposal must be consistent with all comments and conditions identified in the approved DSUP 2015-0248 & 0249.

Development Review Comments

Findings
PZ Dev comments are provided for the elements of the design under BAR purview. Further Final Site Plan comments shall be provided under that review.

The building plans, sections and elevations are not fully coordinated. Some elements of design and massing shall be reviewed when a fully coordinated submission is made.

A202 and associated sheets: the substitution of the storefront glazing on the Strand Street elevation detrimentally impacts the street level vitality of the building.

During the DSUP preliminary process, staff strongly recommended that the southern boundary treatment include both the fence as shown and masonry piers (see condition 8 b i. below)

The following conditions of approval from the Development Special Use Permit relate to items within the BAR's purview.

> **Condition 7**: Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and P&Z, and T&ES. The walls and handrails shall be designed to be consistent with the materials and design of the building base, and shall be subject to approval by the Board of Architectural Review.
> RP&CA)(P&Z)(T&ES)
>
> **Condition 8**: All walls, curbs, fences, piers, gates and lighting shall be subject to approval by the Board of Architectural Review. The perimeter curb/wall and fence around the parking lot shall not exceed 6 feet in total, with the exception of the associated piers, or as approved by the Board of Architectural Review.
>
> The perimeter features shall be to the following design:
> a. At the east and west property lines, a 30 inch (above the parking lot surface) masonry wall with a fence above and masonry piers (at a minimum framing the gate entrances and at corners). The applicant shall bear the responsibility of ensuring the perimeter feature is fully supported from a structural perspective without resort to installing material to support the applicant's lot from any adjacent property.

b. At the south property line, the applicant has the option of either:

i. The wall and fence as described in a) above (with 4-6 piers), or

ii. A curb with a fence above and masonry piers (4-6 piers) and off-site screening on a planted berm located on Lot 602. If this option is selected by the applicant, the applicant shall be responsible for the installation of the berm at no greater than 2:1 slope, saw-cutting the asphalt on Lot 602, installing wheelstops on the adjacent row of parking, installing planting (at sufficient density, species and height to screen the parking lot to 3 feet height) and an erosion control material both of which shall be maintained for a minimum of 3 years and in conjunction with the standards set out in the City's Landscape Guidelines, to the satisfaction of the Directors of P&Z, RP&CA and DPI.

(P&Z)(RP&CA)(DPI)

Condition 9: The surface materials in the parking lot shall be consistent with those in the Phase I Schematic Design, shall be subject to approval by the Board of Architectural Review, and to the satisfaction of the Directors of P&Z & T&ES (P&Z)(T&ES).

Condition 13: The general building design, including the quality of materials shall be consistent with the elevations dated 1/20/2015 (BAR submission) and the following conditions. (P&Z)

Condition 14: Building materials, finishes, and relationships shall be subject to review and approval by the Board of Architectural Review. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

a. Provide a materials board that includes all proposed materials and finishes at Certificate of Appropriateness and first final site plan. *

b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***

c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *

d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review by BAR Staff and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **

e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

Condition 18: Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, and interpretive signage that highlights the history and archaeology of the site.

Condition 19: Any signage shall be subject to the approval by the Board of Architectural Review.*

Recommendations
Per conditions 7, 8, 9, 13, 14, 18 & 19: Provide the requisite information in conjunction with the BAR approval. These details shall be added to the FSP submissions.

C1.0, C5.0, architectural and all associated sheets: the gross floor area of the building shall be limited to that indicated in the approved prelim plan, please amend. Per the applicant's submission in appendix A to show the adjusted GFA at FSP1, the following comments apply:

f. The building plans and sections show conflicting information (see comment below). GFA can only be accurately counted once these conflicts are resolved.

g. The stair overhang on A2 which is noted as not being accounted for previously, had been accounted for in the approved preliminary plan but was shown on the second floor rather than the ground floor.

h. Dimensions shall be added to the sections for all the areas noted as being less than 7'-6" in height in order to determine if they are deductions.

C5.1: remove the steps from the site to the promenade area per condition 27.

C6.0 and architectural plans: The footprint of the storage areas on the south façade appears to have expanded beyond that in the approved plan, please amend. Note, there is a discrepancy between the plans and elevations regarding the extents of these storage areas.

C6.0 and architectural elevations: Amend the heights of the masonry wall on the east and west property lines to the maximum allowed under condition 8.

A-101 and associated sheets: revise the parking lot surface design to include the demarcated historic pier line. Work with staff to determine the material for this element.

A-113: the roof over the second floor balconies appears to have increased in area, please amend to the size approved.

A-201 and all associated sheets: the elevations and 3D rendering do not appear to be coordinated with the floor plans. For example:

i. the location of the exterior stair from the patio to grade on the south elevation is shown differently in plan and elevation/ 3D rendering.

j. A-202 and A-202A indicate the southernmost pier against the building face rather than allowing the patio to return around the corner as shown in the plans. This issue potentially impacts the storage areas under the building, the GFA and the ramp/landing from the patio to the promenade.

Please ensure all future submissions include fully updated and coordinated elevations which match the information in the plans.

Zoning Comments

The subject property consists of one parcel along the Potomac River waterfront. The applicant is approved to redevelop the existing building and rezone the property from WP-1 to WPR. The plan proposes a private marina and a boat club with related facilities. The WPR zone allows a private marina and a boat club with an approved special use permit. The applicant is asking for modifications to the minimum front yard setbacks, as well as one minimum side yard setback. The applicant also requests a modification to encroach into the required vision triangle along the Prince Street and Strand intersection. Additionally, a modification to the open and useable space is proposed, as well as a parking reduction.

F-1 The proposed fence height in the required side yards exceeds six feet in height. Per the approved DSUP2014-00026, City Council approved the following modified yards:

Front (North) – 0 feet
Front (West) – 0 feet
Side (East) – 10.66 feet
Side (South) – 86.20 feet

Based on sheets A-202 and A-203 the proposed fence is at most 6’8” to 6’3” in height in these yards. The BAR must approve the modified height in the required yard, however; the site plan should be amended to reflect this approved modification in fence height. No modification is needed for the front yards, since City Council granted a zero feet for the required setback.

F-2 Any signs not approved as part of DSUP2014-00026, but within the allowed sign limitations for the zone, must be approved by the BAR.

Code Administration

F-1 The following comments are for BAR2015-00249. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review plans examiner at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Demolition, Building, trade permits and inspections are required for this proposed demolition and new structure. Demolition inspections are required prior to any demolition of existing structure. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-2 For buildings located in whole or in part in flood hazard areas, the documentation pertaining to design shall be designed and constructed in accordance with strength design, load and resistance factor design, allowable stress design, empirical design or conventional construction methods, as permitted by the applicable material permitted by the building code. This information shall be accompanied with permit application and plans.

C4 Application for permit shall also include:

1. Identify and describe the development to be covered by the permit.

2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.

3. Include a site plan showing the delineation of flood hazard areas, floodway boundaries, flood zones, design flood elevations, ground elevations, proposed fill and excavation and drainage patterns and facilities.

4. Indicate the use and occupancy for which the proposed development is intended.

5. Be accompanied by construction documents, grading and filling plans and other information deemed appropriate by the building official.

6. State the valuation of the proposed work.

7. Be signed by the applicant or the applicant's authorized agent.

C-5 Plans will need to indicate that exterior stair is a defined as a means of egress for the roof top occupancy. Exterior stair construction shall be in compliance with the building code. Additional information is required to determine if this stair configuration is complaint according to the building code requirements.

C-6 Applicant will need to clarify number of stories. This building is described as a three story structure with a penthouse. Further information shall be provided to determine the number of stories of this structure.

Transportation and Environmental Services

Refer Final Site Plan review comments

Alexandria Archaeology

Refer Final Site Plan review comments

V. ATTACHMENTS

1 – Supplemental Materials
2 – Application for BAR Case 2015-0248 & 0249: 0 Prince St (ODBC)
3 – Approved Minutes from Concept Review Work Session #1 (10/1/14)
4 – Approved Minutes from Concept Review Work Session #2 (12/3/14)
5 – Approved Minutes from Concept Review Work Session #3 (2/18/15)

ATTACHMENT #1

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 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:

- ZONE "AE", SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 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.

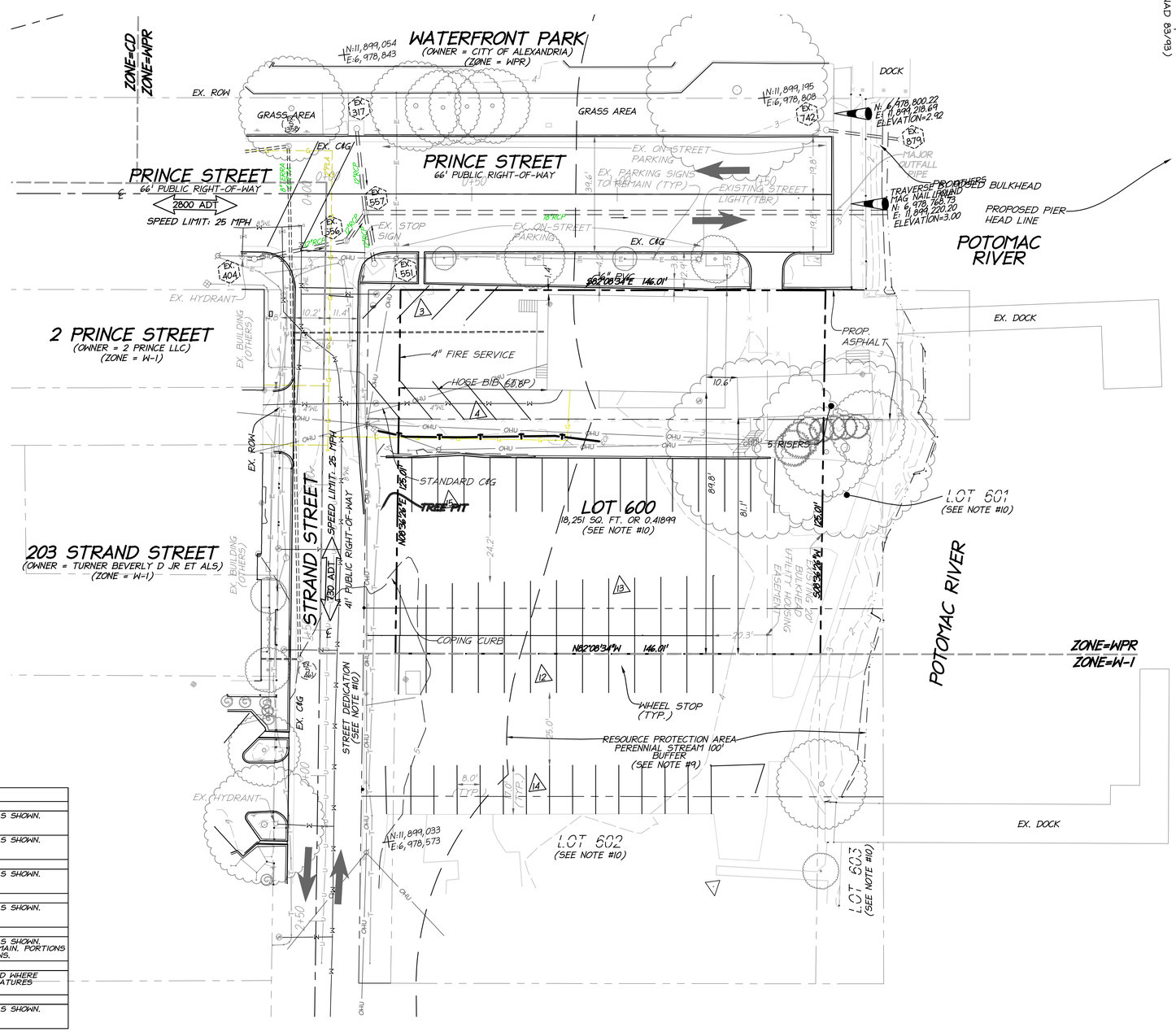
3) UTILITY PROFESSIONALS, INC. MARKED FOR THE HORIZONTAL LOCATION OF UNDERGROUND UTILITIES ON 08/08/14.

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)

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

CRG	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

Utilities - Sanitary
- SANITARY MANHOLE
- CLEAN OUT

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

Utilities - Electric
- LIGHT POLE
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- ELECTRIC VAULT
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- COMMUNICATION MANHOLE
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Utilities - Gas
- GAS VALVE
- GAS METER

Misc. Symbols
- UNIDENTIFIED MANHOLE
- SIGN
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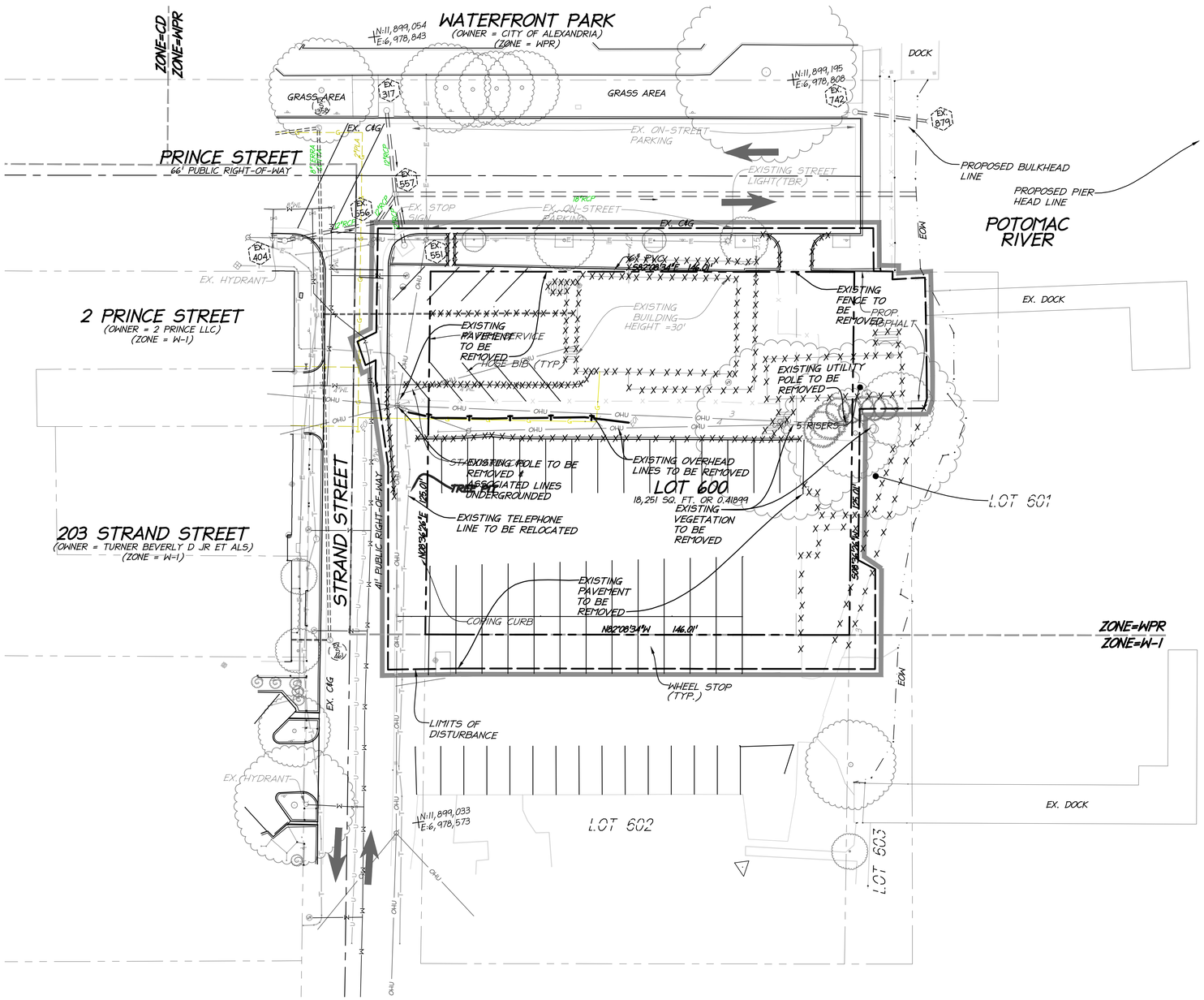

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

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.

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.

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

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

Virginia State Grid North
(NAD 83/93)

OWNERSHIP INFORMATION

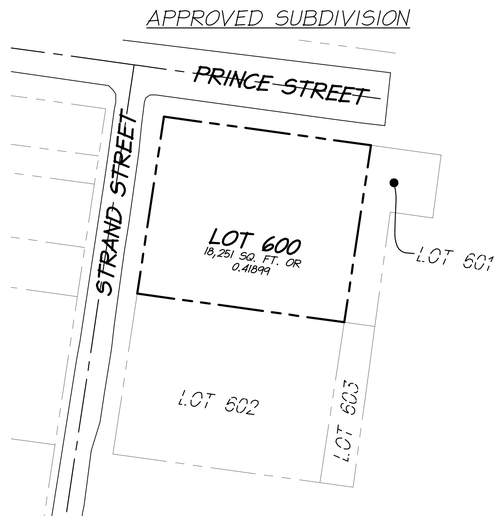
1. WATERFRONT PARK
   1A PRINCE STREET
   USE: OPEN SPACE
   ZONE: WPR
2. AMERICAN MEDICAL GROUP ASSOCIATION
   1 PRINCE STREET
   USE: OFFICE
   ZONE: CD
3. 110 S UNION STREET LLC
   110 S UNION STREET LLC
   USE: OFFICE
   ZONE: CD
4. 2 PRINCE LLC
   2 PRINCE STREET
   USE: GENERAL COMMERCIAL
   ZONE: 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



APPROVED
SPECIAL USE PERMIT NO. 2014-0026
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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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

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
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Utilities - Electric
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- GAS VALVE
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Misc. Symbols
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- SIGN
- BOLLARD
- GROUND SPOT SHOT
- BUILDING HEIGHT MEASUREMENT
- METAL POST
- EXISTING PARCEL IDENTIFICATION
- PARKING SPACE COUNT
- STORM STRUCTURE
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Linetypes
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- EX. INDEX CONTOUR (5')
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- EDGE OF WATER
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- OHW — OVERHEAD UTILITY WIRE
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- EX. E — EXISTING ELEC.
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- 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
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- DENOTES NUMBER OF STANDARD PARKING SPACES
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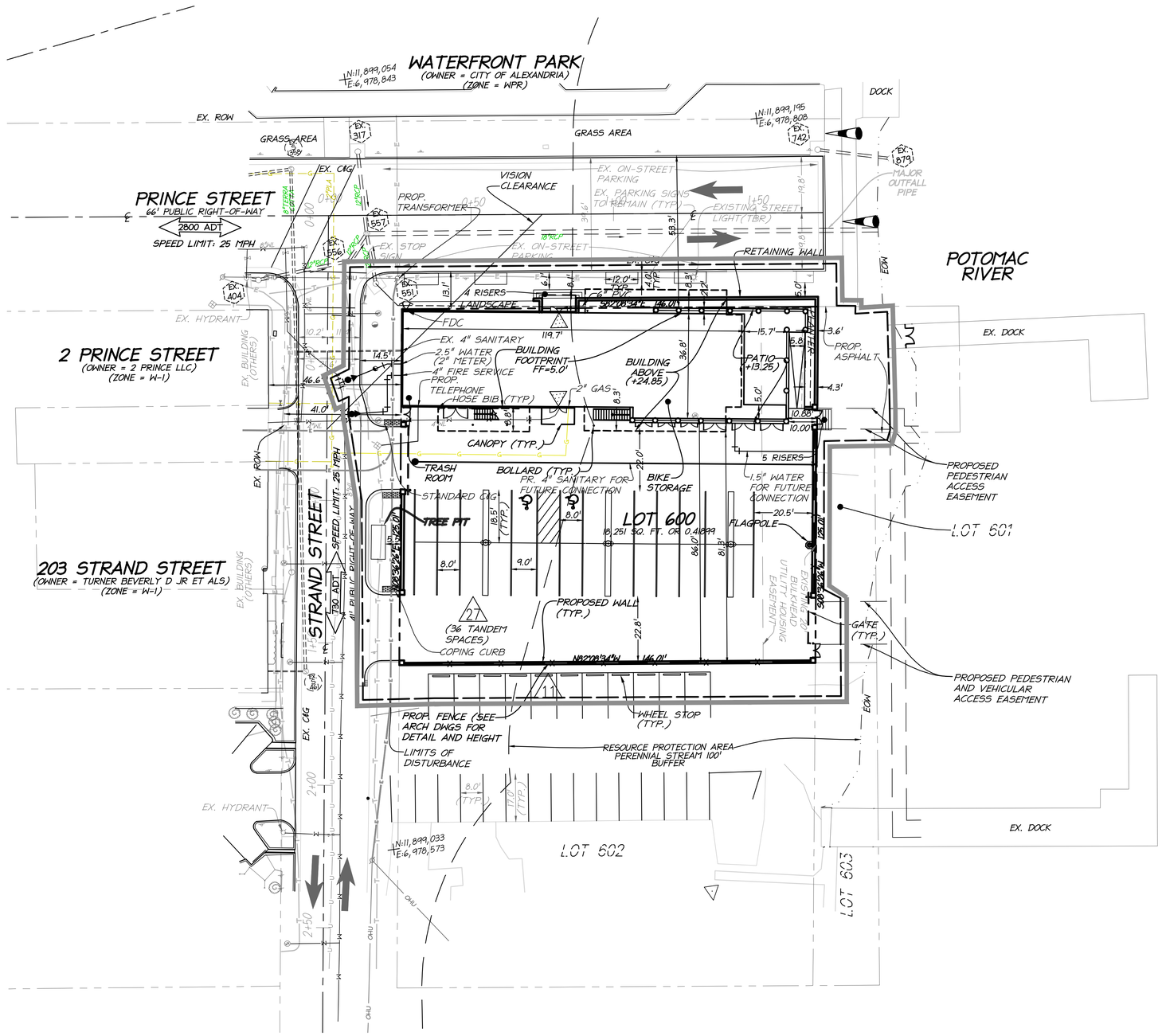

Virginia State Grid North (NAD 83/93)

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

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.

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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christopher consultants
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703.273.6820 · fax 703.273.7636

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
- STORM INVERT

Utilities - Electric
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- ELECTRIC VAULT
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Utilities - Communication
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Misc. Symbols
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- EXISTING GAS
- EXISTING WATERLINE
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- PROP. WATER LINE
- LIMITS OF DISTURBANCE

Abbreviations

C&G	CURB & GUTTER
RCP	REIN. CONC. PIPE
CLF	CHAIN LINK FENCE
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- CURB
- BUILDING ENTRANCE
- PROPOSED SITE LIGHT
- PROPOSED FLAG POLE
- PROPOSED HOSE BIB

WATERFRONT PARK
(OWNER = CITY OF ALEXANDRIA)
(ZONE = WPR)
N:11,899,054
E:6,978,843
N:11,899,195
E:6,978,808
EX. ROW
GRASS AREA
PRINCE STREET
66' PUBLIC RIGHT-OF-WAY
PROP. TRANSFORMER
VISION CLEARANCE
0+50
1+00
1+50
PROPOSED BULKHEAD LINE
PROPOSED PIER HEAD LINE
POTOMAC RIVER
RETAINING WALL
4 RISERS
LANDSCAPE
4" PVC
S74°18'23"E (36.01')
EX. HYDRANT
2 PRINCE STREET
(OWNER = 2 PRINCE LLC)
(ZONE = W-1)
EX. BUILDING (OTHERS)
FDC
EX. 4" SANITARY
2.5" WATER (2" METER)
4" FIRE SERVICE
PROP. TELEPHONE
BUILDING FOOTPRINT FF=5.0'
BUILDING ABOVE (+24.85)
PATIO +13.25)
2" GAS
HOSE BIB (TYP.)
CANOPY (TYP.)
FUTURE PROMENADE AND BOARDWALK (BY CITY)
FUTURE BOAT DOCK (NOT PART OF THIS SITE PLAN)
PROPOSED PEDESTRIAN ACCESS EASEMENT
TRASH ROOM
BOLLARD (TYP.)
FR. 4" SANITARY FOR FUTURE CONNECTION
BIKE STORAGE
1.5" WATER FOR FUTURE CONNECTION
STANDARD C&G
TREE PIT
LOT 600
18,251 SQ. FT. OR 0.41899
FLAGPOLE
LOT 601
FUTURE BOAT RAMP (NOT PART OF THIS SITE PLAN)
203 STRAND STREET
(OWNER = TURNER BEVERLY D JR ET ALS)
(ZONE = W-1)
EX. BUILDING (OTHERS)
STRAND STREET
40' PUBLIC RIGHT-OF-WAY
EX. R/W
EX. C&G
PROPOSED WALL (TYP.)
27 (36 TANDEM SPACES)
COPING CURB
N82°08'34"W 146.01'
EXISTING BULKHEAD AND UTILITY HOUSING EASEMENT
GATE (TYP.)
PROPOSED PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
RESOURCE PROTECTION AREA PERENNIAL STREAM 100' BUFFER
WHEEL STOP (TYP.)
LIMITS OF DISTURBANCE
EX. HYDRANT
N:11,899,033
E:6,978,573
LOT 602
LOT 603
FUTURE BOAT DOCK (NOT PART OF THIS SITE PLAN)
20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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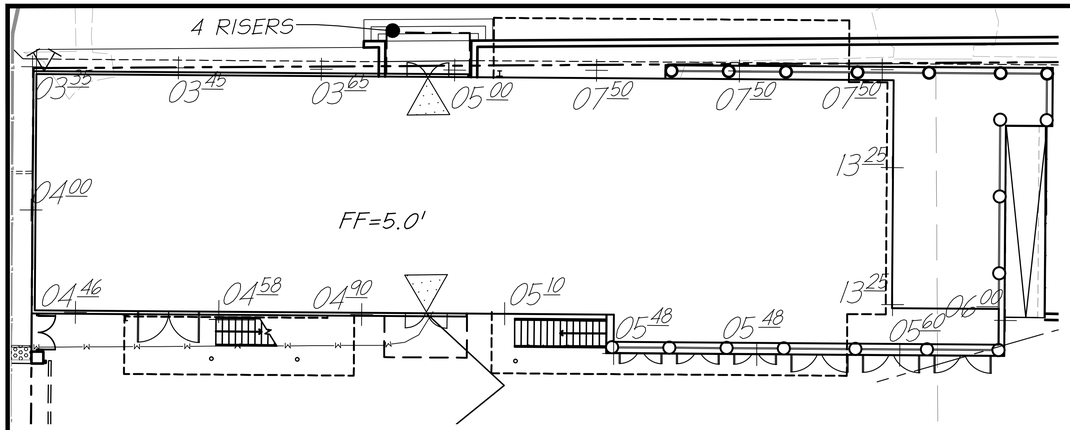
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/03/2015
PROFESSIONAL ENGINEER

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

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- WATER VALVE
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Abbreviations

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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'

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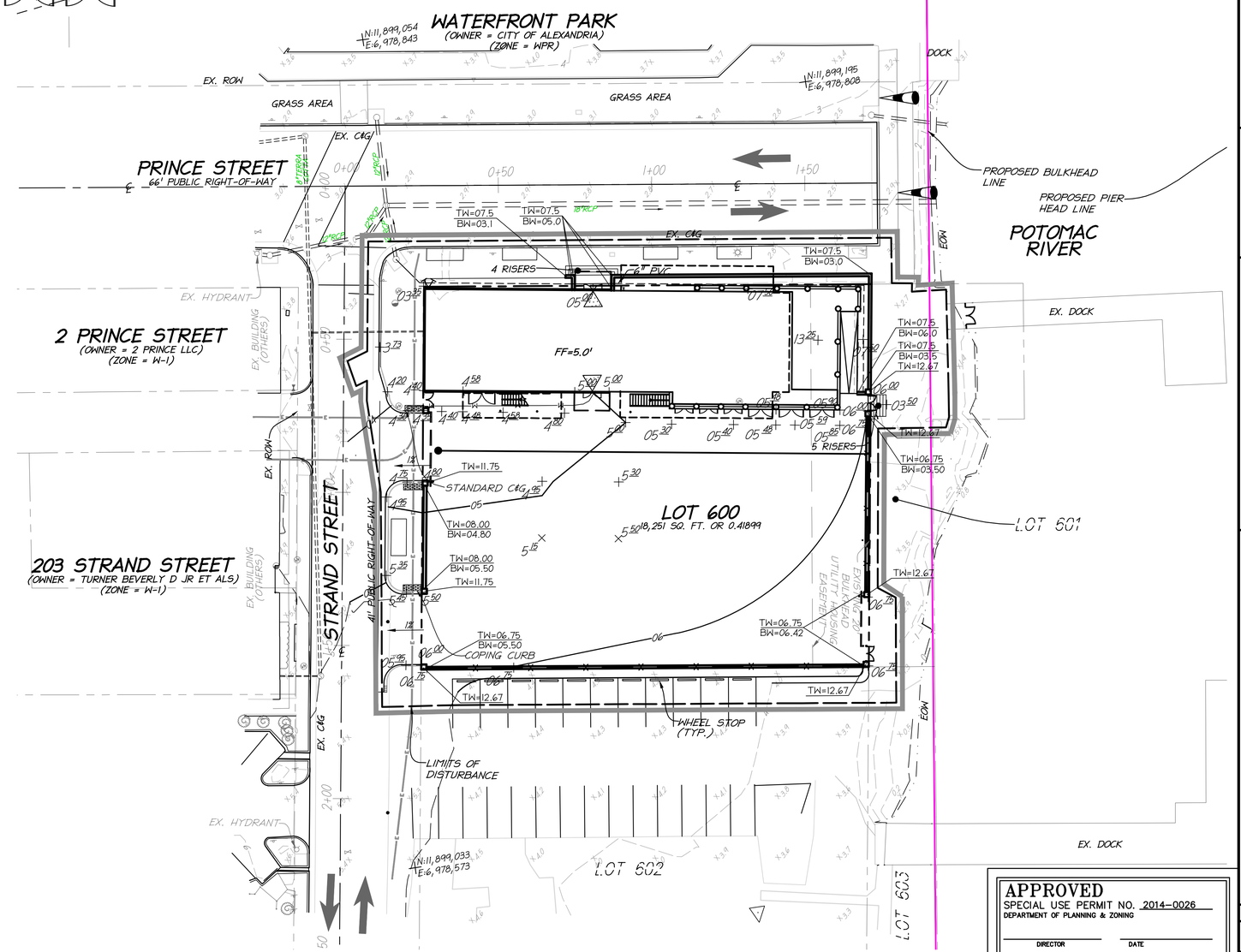

Virginia State Grid North (NAD 83/93)

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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

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.

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

102791

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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.

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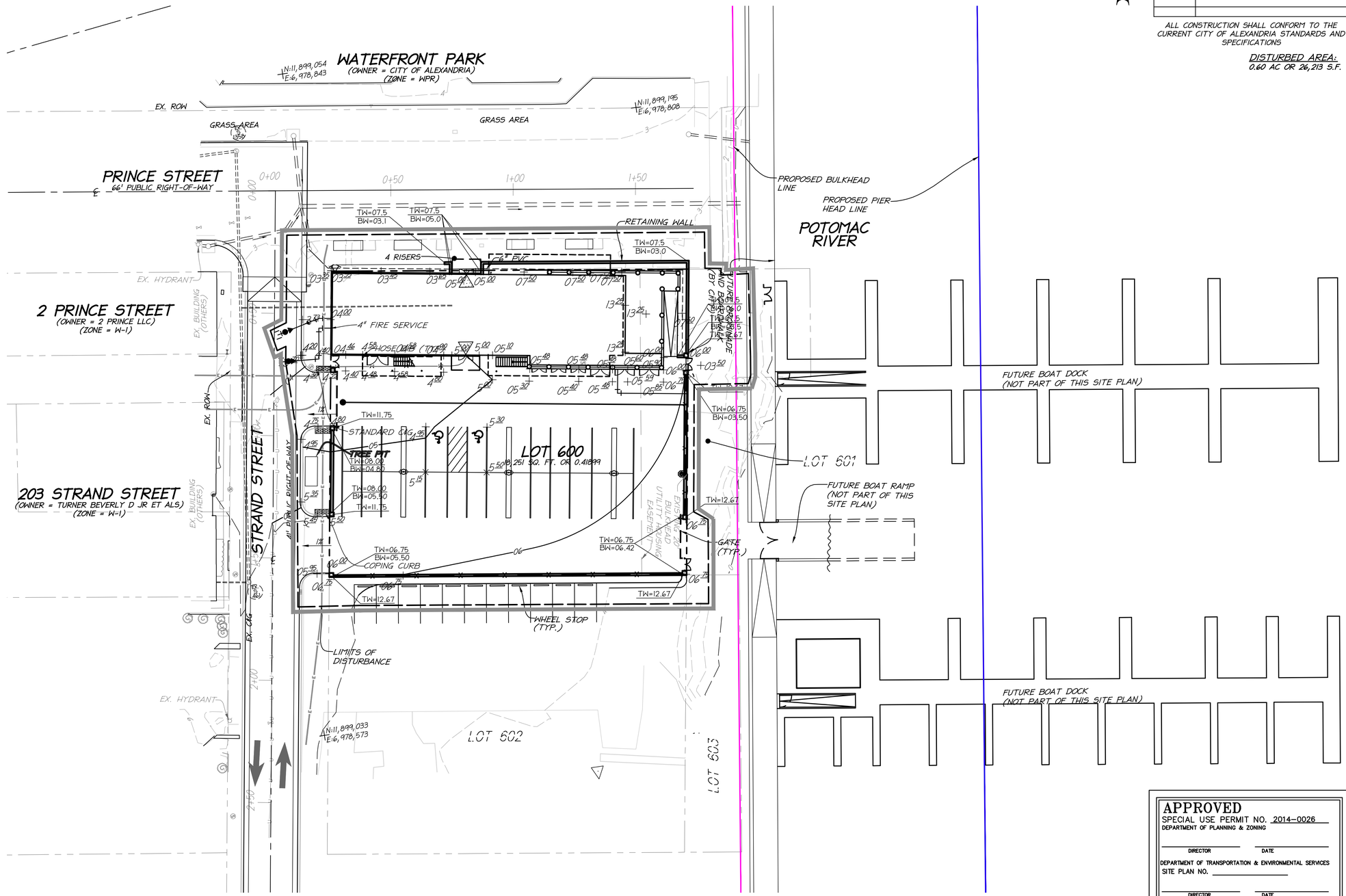

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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08/03/2015

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'
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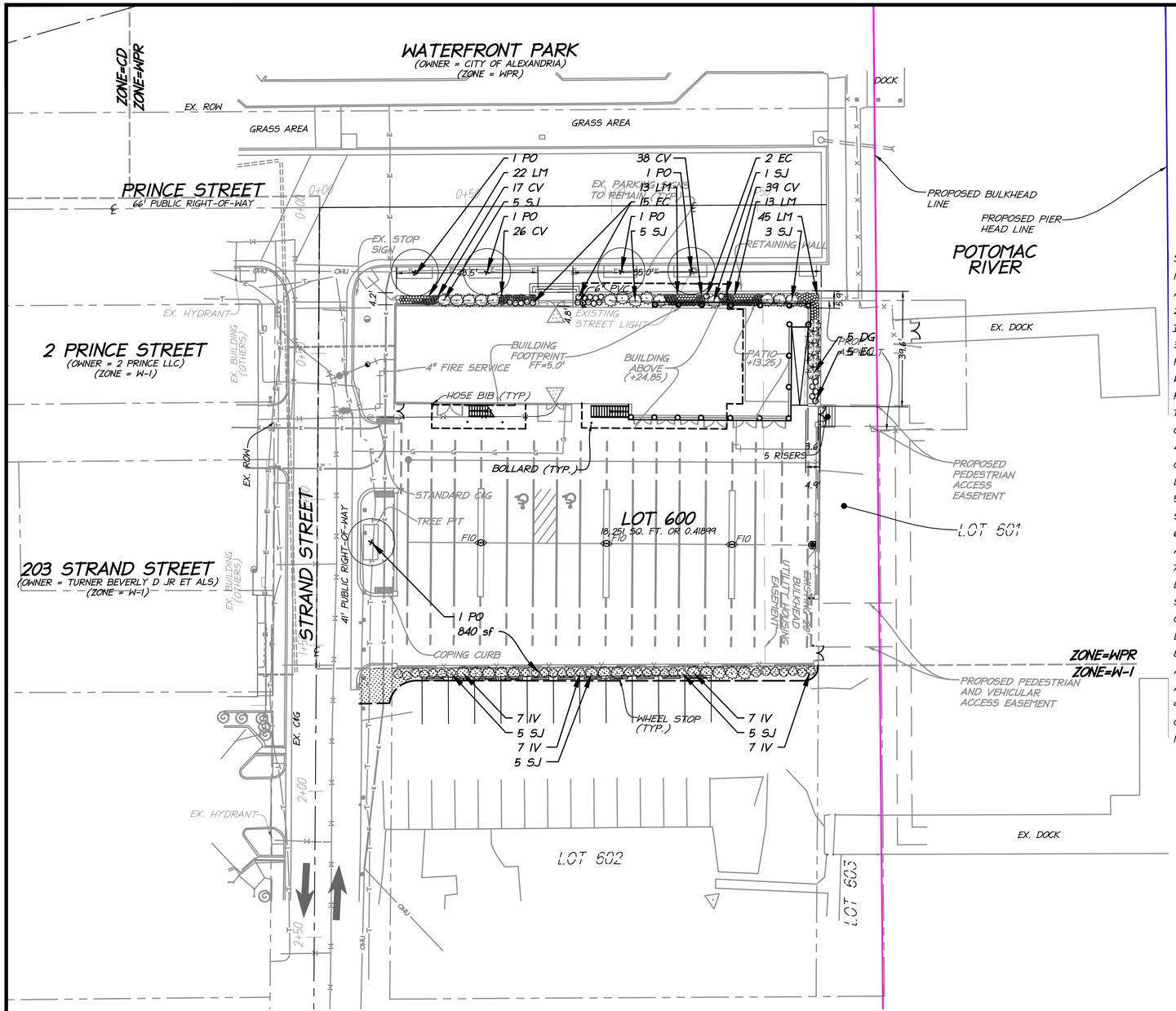

NOTES:

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

Virginia State Grid North (NAD 83/93)

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

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 WITH 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	Linope 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

APPROVED
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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.

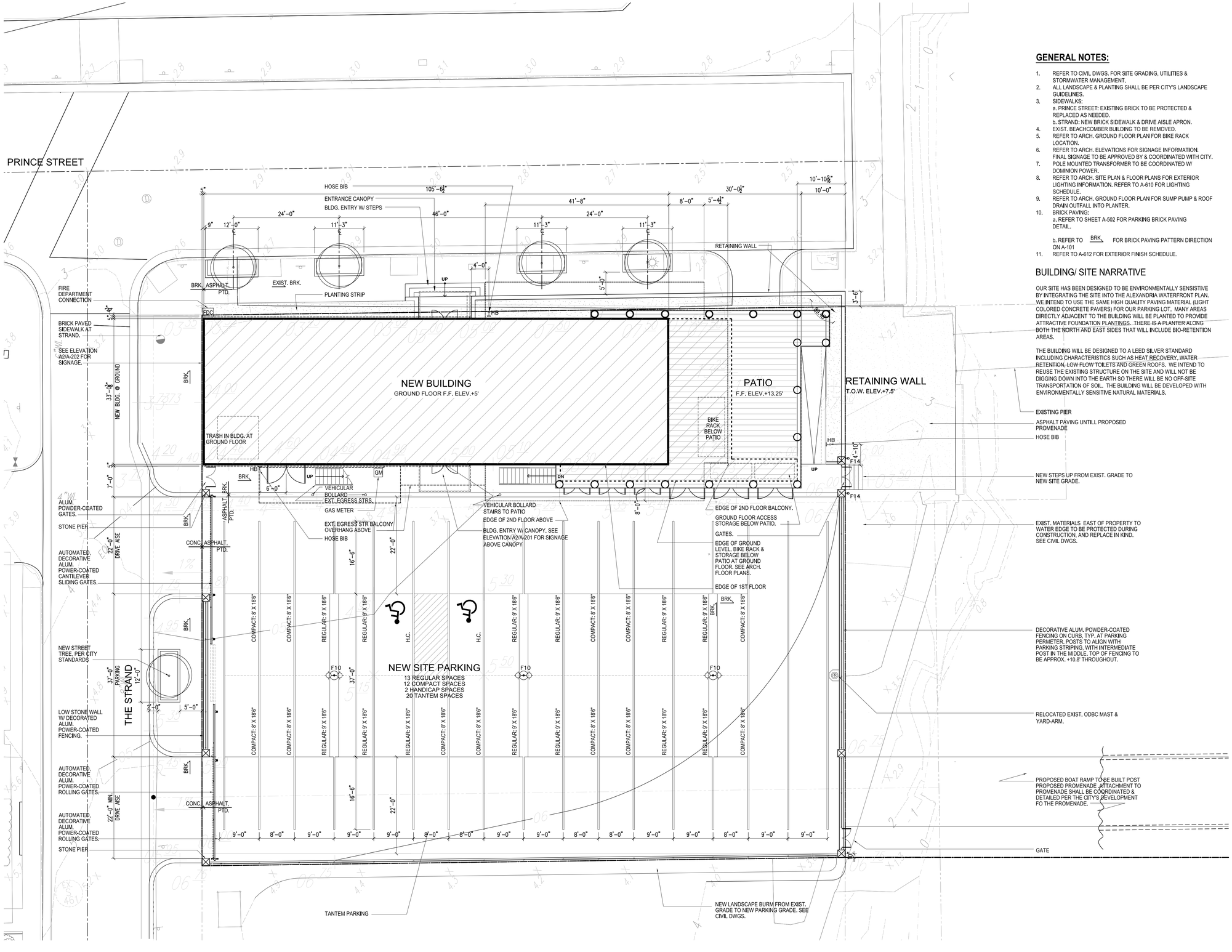
christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax va. 22031-3907
703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
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



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
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(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 D. BREEN
WINSTANLEY
No. 012577
ARCHITECT

REGISTRATION:

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

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

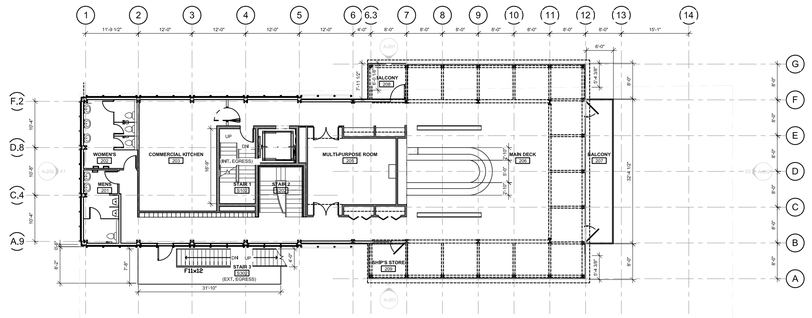
PROJECT N
VIRGINIA STATE GRID NORTH
NAD 83/93

SHEET TITLE:
ARCHITECTURAL SITE PLAN

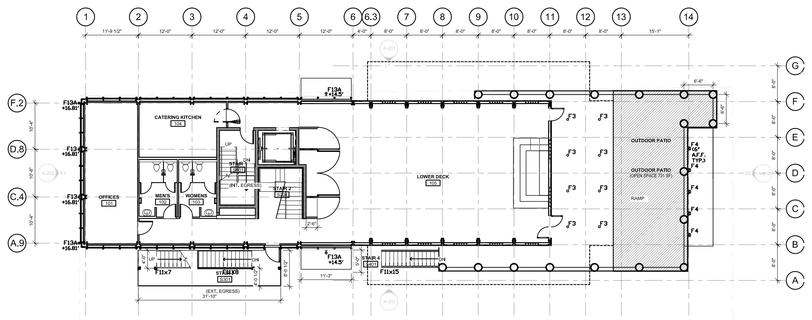
SHEET NUMBER:
A-101

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

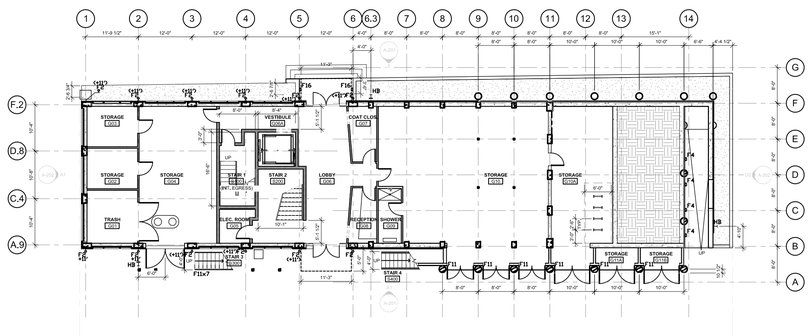
OPEN SPACE TABULATION PER FLOOR	
GROUND FLOOR	0 SF
FIRST FLOOR	731 SF
SECOND FLOOR	0 SF
ROOF	0 SF
MECHANICAL PENTHOUSE	0 SF
TOTAL	731 SF



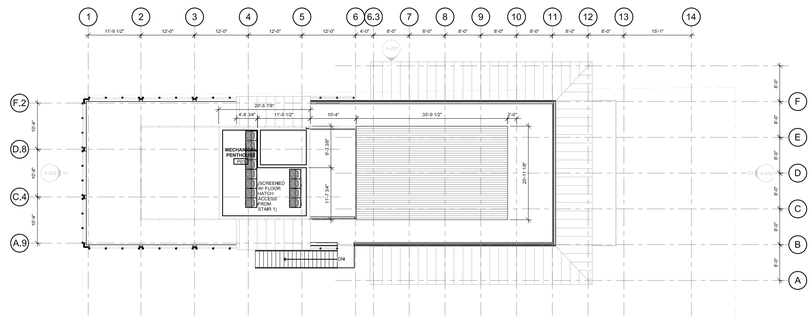
E2 A-102 SECOND FLOOR 1/16" = 1' - 0"



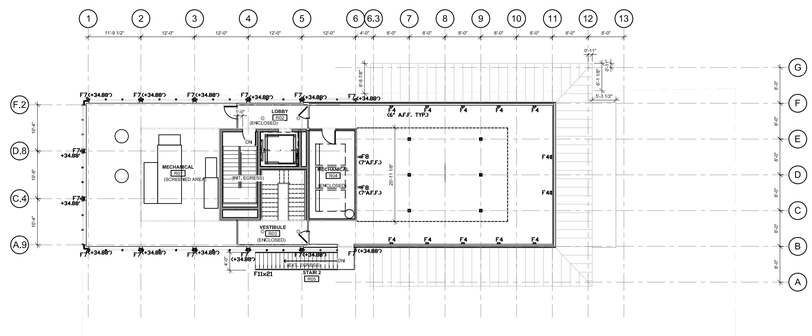
C2 A-102 FIRST FLOOR 1/16" = 1' - 0"



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



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



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

OLD DOMINION BOAT CLUB

The City of Alexandria, Virgina

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No. 012577
ARCHITECT

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	08/05/2015	SITE PLAN SUBMISSION II

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CHECKED BY:

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

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

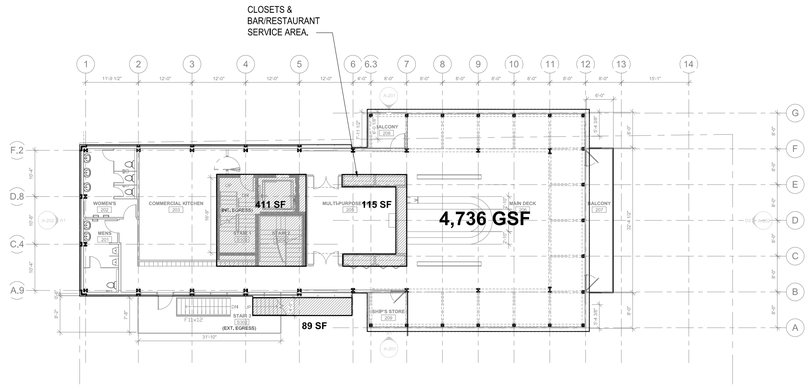
SHEET TITLE:

OPEN SPACE PLAN

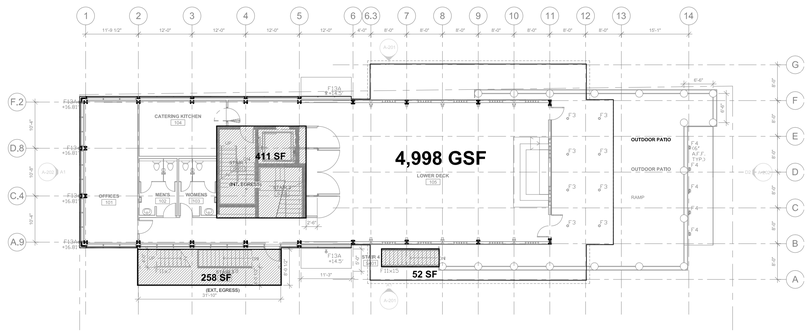
SHEET NUMBER:

A-102

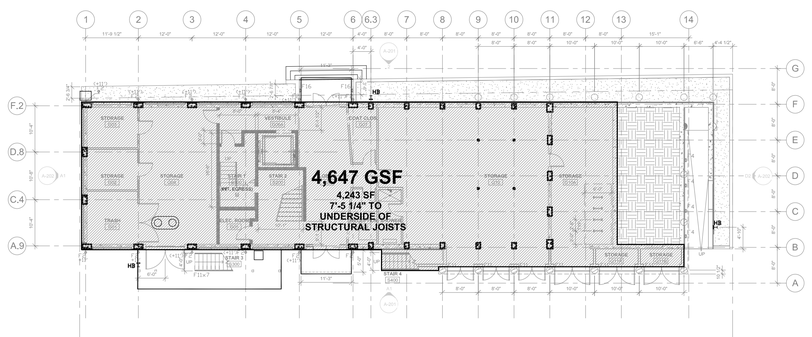
Original drawing is 24" x 36". Scale entities accordingly if reduced.



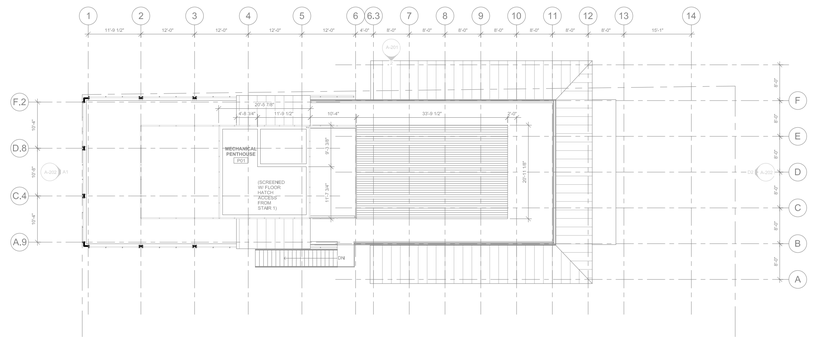
E2 / A-102 — SECOND FLOOR
1/16" = 1' - 0"



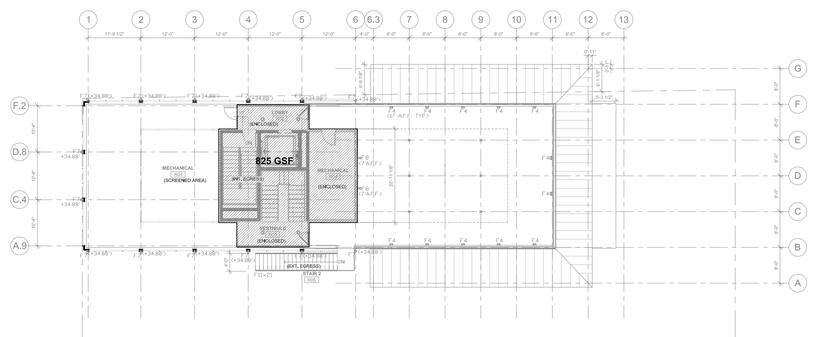
C2 / A-102 — FIRST FLOOR
1/16" = 1' - 0"



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



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



A6 / A-102 — ROOF
1/16" = 1' - 0"

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.

OLD DOMINION BOAT CLUB

The City of Alexandria, Virgina

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No. 012577
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CHECKED BY:

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

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

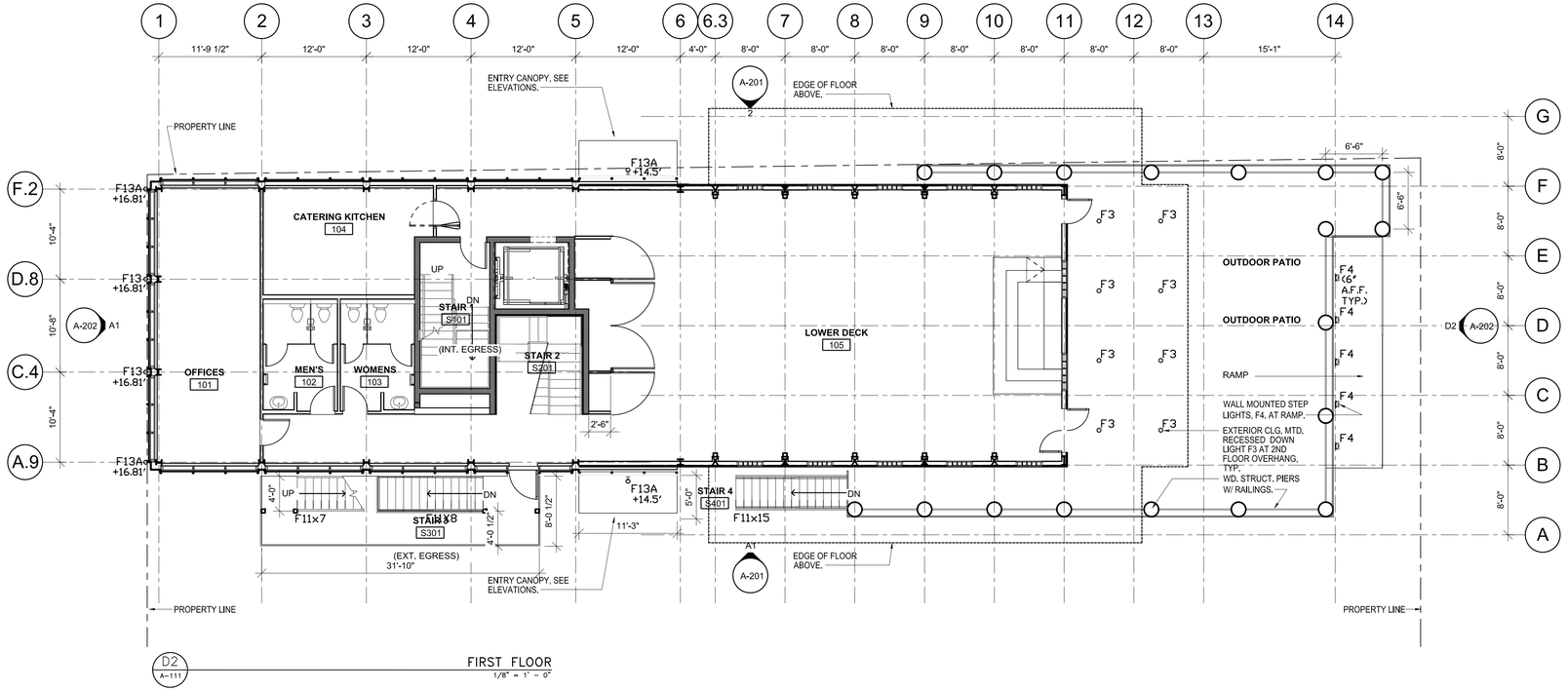
SHEET TITLE:

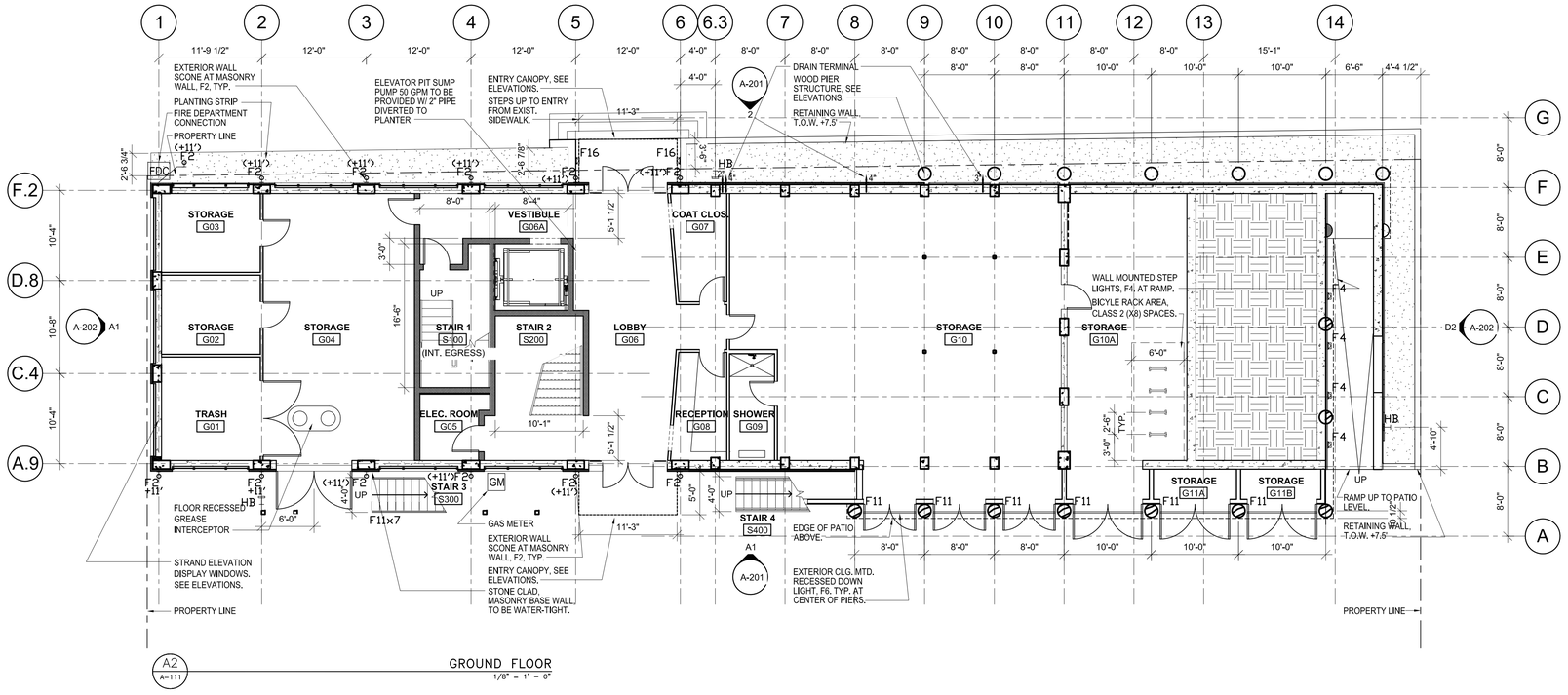
SQUARE FOOTAGE TABULATIONS

SHEET NUMBER:

A-103

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





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

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	08/05/2015	SITE PLAN SUBMISSION II

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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

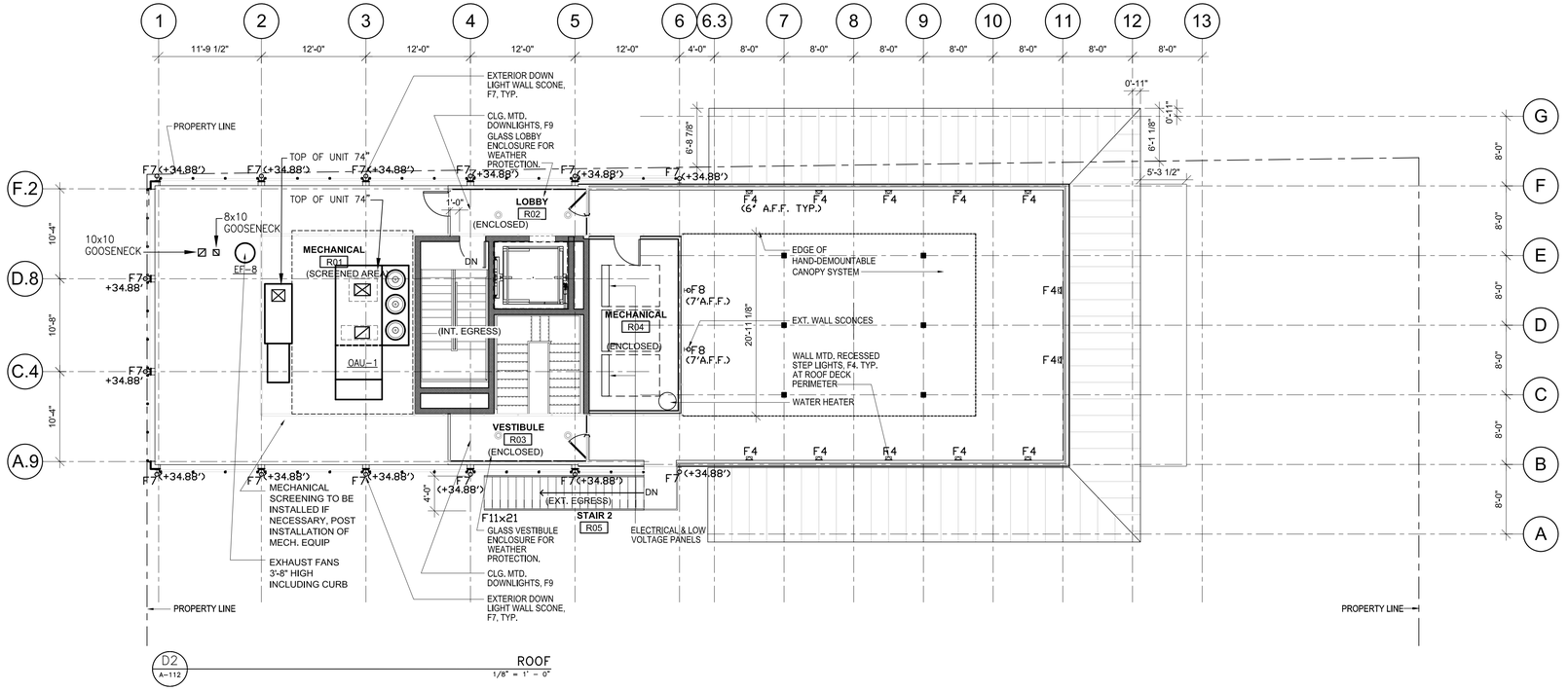
SHEET TITLE:

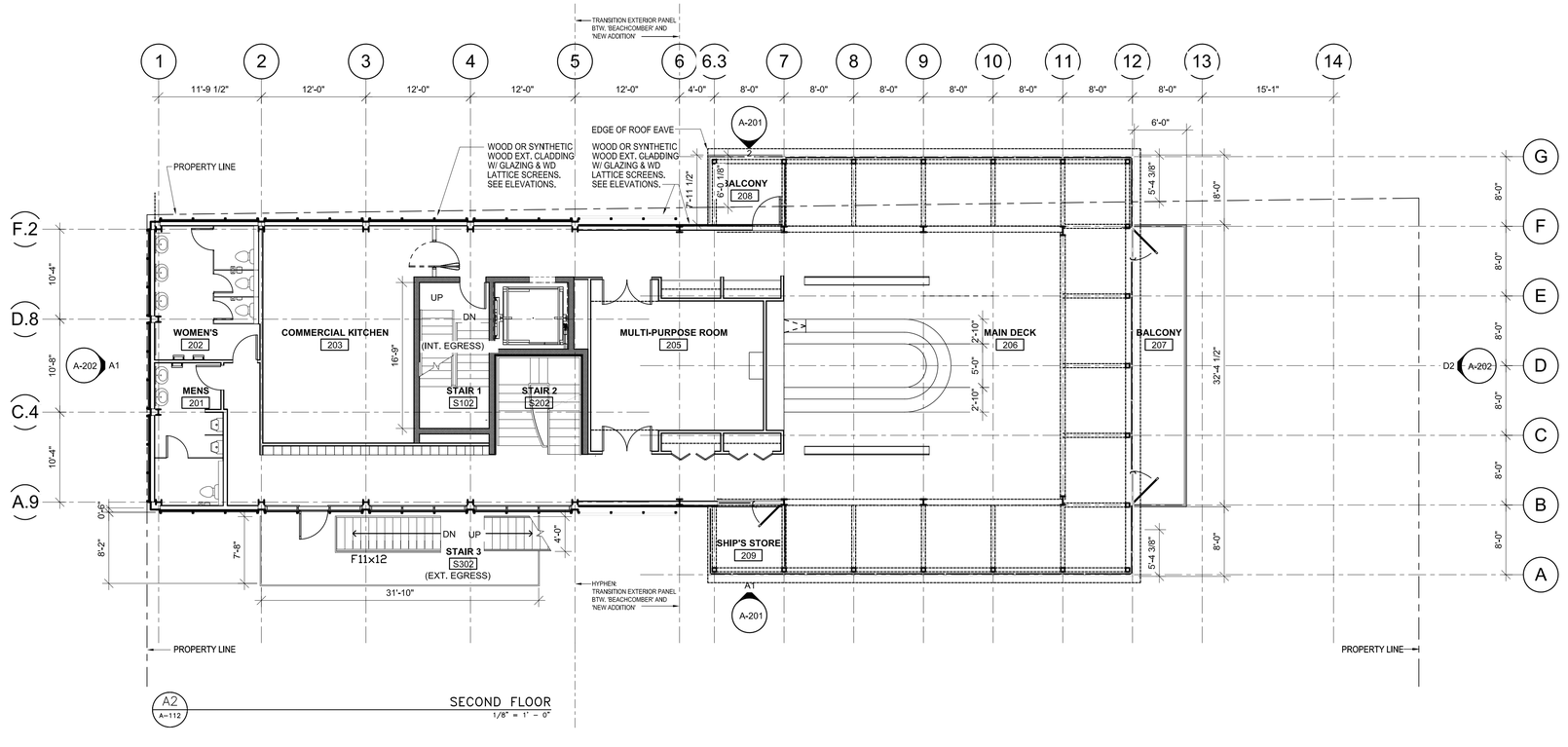
FLOOR PLANS

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 PRELIIMINARY 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	EXTERIOR CLG. MTD. RECESSED LED DOWNLIGHT AT SECOND FLOOR OVERHANG.
F2	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

The City of Alexandria, Virgina

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
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MICHAEL FREDERICK WINSTANLEY
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COMMONWEALTH OF VIRGINIA
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	04/17/2015	85% ISSUED FOR PRICING
	05/08/2015	SITE PLAN SUBMISSION I
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	08/05/2015	SITE PLAN SUBMISSION II

A/E PROJECT NO:
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CHECKED BY:

APPROVED
SPECIAL USE PERMIT NO. 2014-0026
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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 PRELIIMINARY 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.

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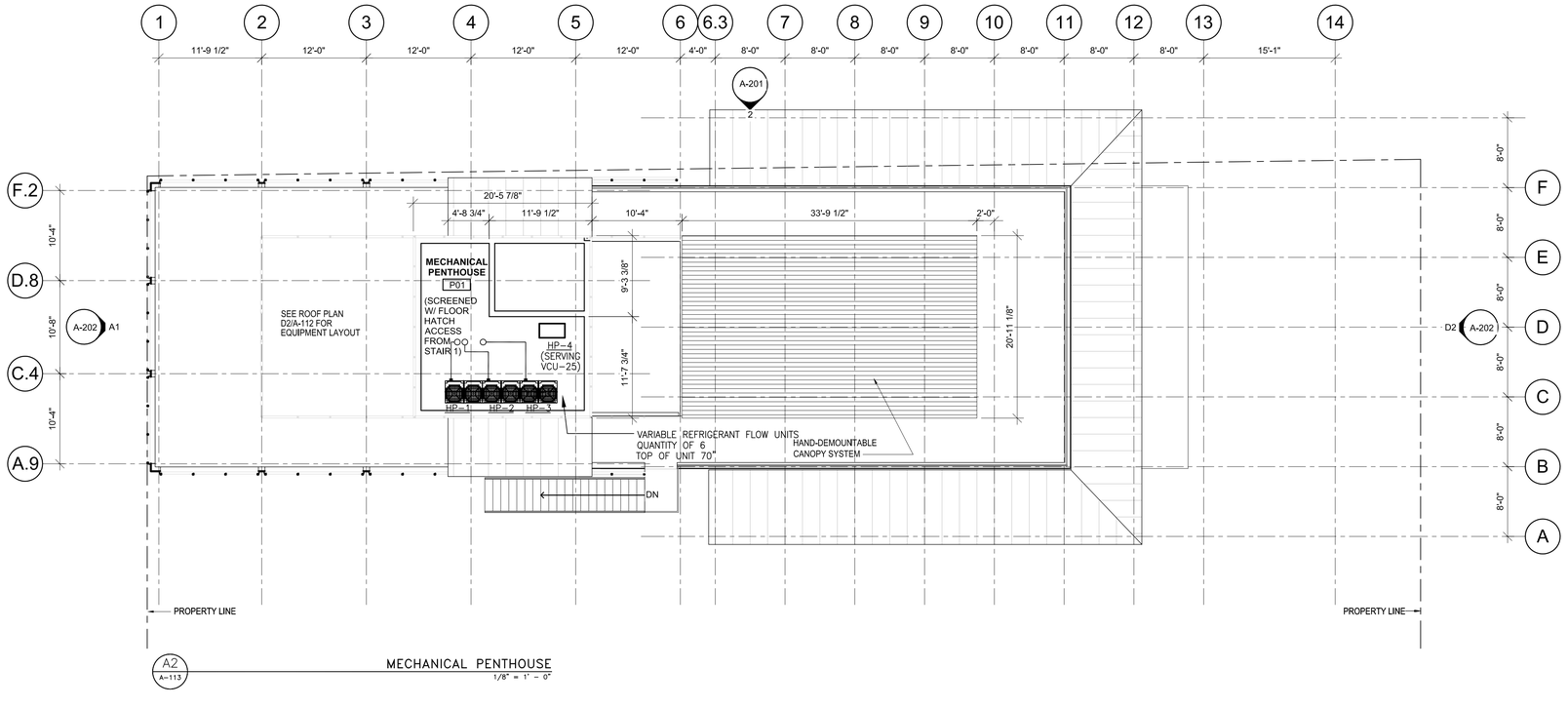

A2 / A-113 MECHANICAL PENTHOUSE
1/8" = 1' - 0"

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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

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HEAT PUMP UNITS

DESIGNATION	NOMINAL TONS	UNIT IEER	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	UNIT POWER SUPPLY			UNIT WEIGHT	REFIG CHARGE LBS.	MANUFACTURER AND MODEL
					MCA	MOCP	VOLTS/ PHASE			
HP-1	14	19.4	168	188	28.8+36.1	40+50	208/3	450+560	18.1+19.8	DIAKIN MODEL REYQ168PBTJ
HP-2	12	16.5	144	162	72.2	80	208/3	747	24.5	DIAKIN MODEL REYQ144PBTJ
HP-3	14	19.4	168	188	28.8+36.1	40+50	208/3	450+560	18.1+19.8	DIAKIN MODEL REYQ168PBTJ
HP-4	1.5	–	18	20	16.5	20	208/1	150	5.1	DIAKIN MODEL RZR18PVJU (NON-VRV SYSTEM)

SCHEDULE NOTES:

1. DESIGN BASED ON 95°F dB/78°F wB OUTDOOR CONDITION.

FAN SCHEDULE

DESIGNATION	CFM	E.S.P. ("W.G.)	VOLTS/ PHASE	RPM	POWER	DRIVE TYPE	FAN TYPE	CONTROL	SONES	MANUFACTURER AND MODEL
EF-1	400	0.25	120/1	1550	1/10 HP	DIRECT	PROPELLER	OPERATE 24/7	10.6	GREENHECK SE1-12-426-D
EF-2	225	0.375	120/1	1050	108 W	DIRECT	CEILING	LIGHT SWITCH	3.0	GREENHECK SP-A290
EF-3	225	0.5	120/1	1050	108 W	DIRECT	CABINET	LIGHT SWITCH	3.0	GREENHECK CSP-A290
EF-4	150	0.75	120/1	1100	155 W	DIRECT	CEILING	LIGHT SWITCH	5.5	GREENHECK SP-B200
EF-5	150	0.75	120/1	1100	155 W	DIRECT	CEILING	LIGHT SWITCH	5.5	GREENHECK SP-B200
EF-6	225	0.5	120/1	1350	150 W	DIRECT	CEILING	LIGHT SWITCH	5.5	GREENHECK SP-A390
EF-7	225	0.5	120/1	1350	150 W	DIRECT	CEILING	LIGHT SWITCH	5.5	GREENHECK SP-A390
EF-8	3188	0.5	208/3	1271	1 HP	BELT	GREASE UPBLAST	RELAY	16.9	GREENHECK CUBE 161

SCHEDULE NOTES:

1. PROVIDE ALL FANS SCHEDULE TO RUN 24/7 WITH MOTORIZED DAMPER.
2. PROVIDE ALL ROOFTOP FANS WITH INTEGRAL ROOF CURB.

OUTSIDE AIR UNIT SCHEDULE

UNIT NO.	OAU-1
NOMINAL TONS (REFRIFGERANT)	16 (410a)
TOTAL COOLING (REFRIGERANT)(BTUH)	187,850
SENSIBLE COOLING (BTUH)	113,450
O.A.T. (°F DB/WB)	95/78
E.A.T. (°F DB/WB)	82.2/69.5
L.A.T. (°F DB/WB)	50.7/50.5
AIR FLOW (CONSTANT/VARIABLE)	CONSTANT
DISCHARGE	DOWNFLOW
S.A. CFM (MAXIMUM)	3400
OUTSIDE AIR * (CFM)	3400
S.A. FAN E.S.P. (IN. W.G.)	1.0
S.A. FAN RPM	1218
SUPPLY FAN HP	3.0
FAN FLA	10.6
DRIVE TYPE	DIRECT DRIVE + PREMIUM EFFICIENCY MOTOR + VFD
EXHAUST TYPE	FAN
FLOW (CFM)	2890
FAN E.S.P. (IN. W.G.)	0.5
FAN RPM	967
FAN HP	1
FAN FLA	4.6
DRIVE TYPE	DIRECT DRIVE + PREMIUM EFFICIENCY MOTOR + VFD
NO. OF COMPRESSORS	2
COMPRESSOR RLA (EACH)	24/25
NO. OF CONDENSER FANS	2
CONDENSER FAN FLA (EA)	3.4
HEATING INPUT NATURAL GAS (MBH)	270
OUTPUT (MBH)	219
AIR TO AIR HEAT EXCHANGER	YES
MINIMUM EXHAUST AIR (CFM)	2890
RETURN AIR TEMPERATURE (DB / WB)	COOLING: 75°F / 63°F
RETURN AIR TEMPERATURE (DB / WB)	HEATING: 70°F / 54.4°F
MINIMUM OUTSIDE AIR (CFM)	3400
OUTSIDE AIR TEMPERATURE (DB / WB)	COOLING: 95°F / 78°F
OUTSIDE AIR TEMPERATURE (DB / WB)	HEATING: 10°F / 9°F
WHEEL LEAVING AIR TEMPERATURE (DB / WB)	COOLING: 82.2°F / 69.5°F
WHEEL LEAVING AIR TEMPERATURE (DB / WB)	HEATING: 48.4°F / 40.8°F
HEAT WHEEL TOTAL CAPACITY (COOLING/HEATING)	120.89 MBH/182.96 MBH
HEAT WHEEL SENSIBLE CAPACITY (COOLING/HEATING)	48.14 MBH/141.21 MBH
DEFROST PROTECTION	ON/OFF CONTROL
FULL LOAD AMPS	72
MINIMUM CIRCUIT AMPS	78
MAXIMUM FUSE AMPS	100
VOLTAGE/PHASE/HERTZ	208 / 3 / 60
EER	17.6
ACCESSORIES	1, 2, 3, 4, 5 6, 7, 8, 9, 10, 11
FILTER TYPE	30% PREFILTER MERV 13 POST FILTER
UNIT OPERATING WEIGHT (LBS.)	3431
BASIS OF DESIGN	AAON RN-016-8-0-EB09-349

* MINIMUM POSITION AT OCCUPANCY START-UP

ACCESSORY LEGEND:

1 – UNIT SHALL BE MOUNTED ON 30" MANUFACTURER SUPPLIED ROOF CURB COMPATIBLE WITH ROOF TYPE WITH DOWNFLOW OUTLET CONNECTIONS.
2 – 4" HIGH CURB MOUNTED VIBRATION ISOLATION BASE
3 – THROUGH THE BASE ELECTRICAL
4 – COMPRESSOR CYCLE DELAY
5 – HINGED ACCESS DOORS
6 – OUTSIDE AIR INTAKE HOOD / 100% ECONOMIZER (SOLID STATE ENTHALPY CONTROL)
7 – LOCAL CONTROL PANEL
8 – FACTORY INSTALLED, UNIT MOUNTED DISCONNECT SWITCH AND UNIT POWERED GFI CONVENIENCE OUTLET
9 – INSTALL DUCT MOUNTED SMOKE DETECTOR IN THE RETURN AIR DUCT
10 – ENERGY RECOVERY AIR TO AIR HEAT EXCHANGER / HOT GAS REHEAT
11 – OUTSIDE AIR MONITORING STATION WITH ALARM LOCATED AT FRONT DESK.

GENERAL NOTES:

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- F16B — EXTERIOR LED WALL MTD. RECESSED STEP LIGHT AT NORTH ENTRY

OLD DOMINION BOAT CLUB

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The City of Alexandria, Virgina

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

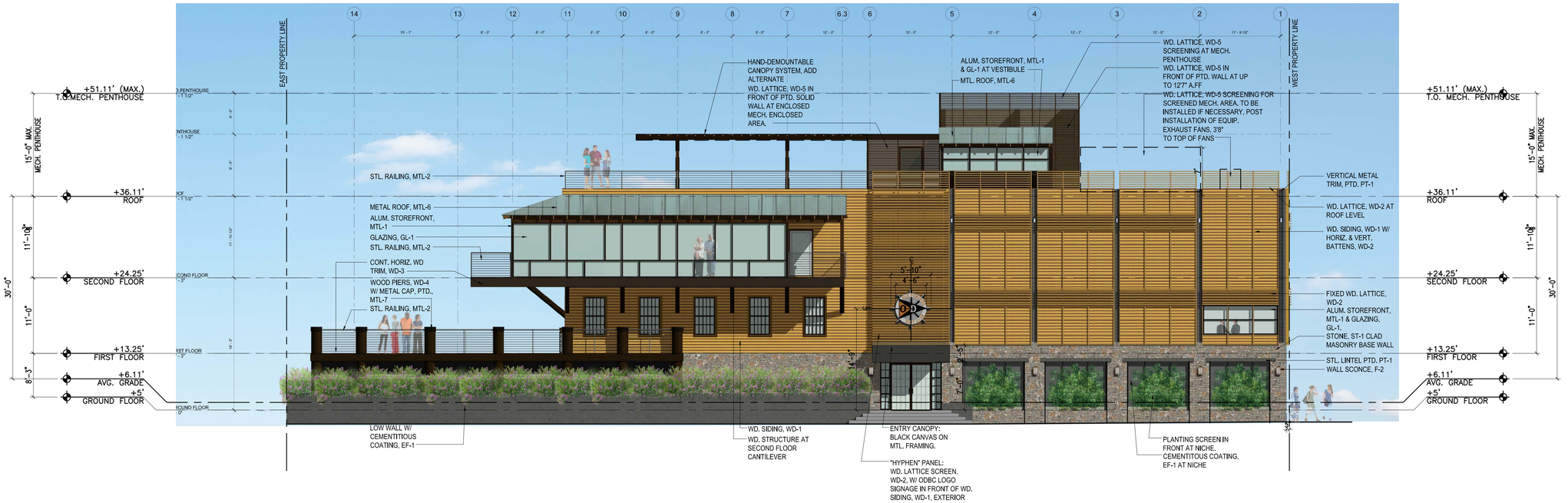
SHEET TITLE:

MECHANICAL SCHEDULES

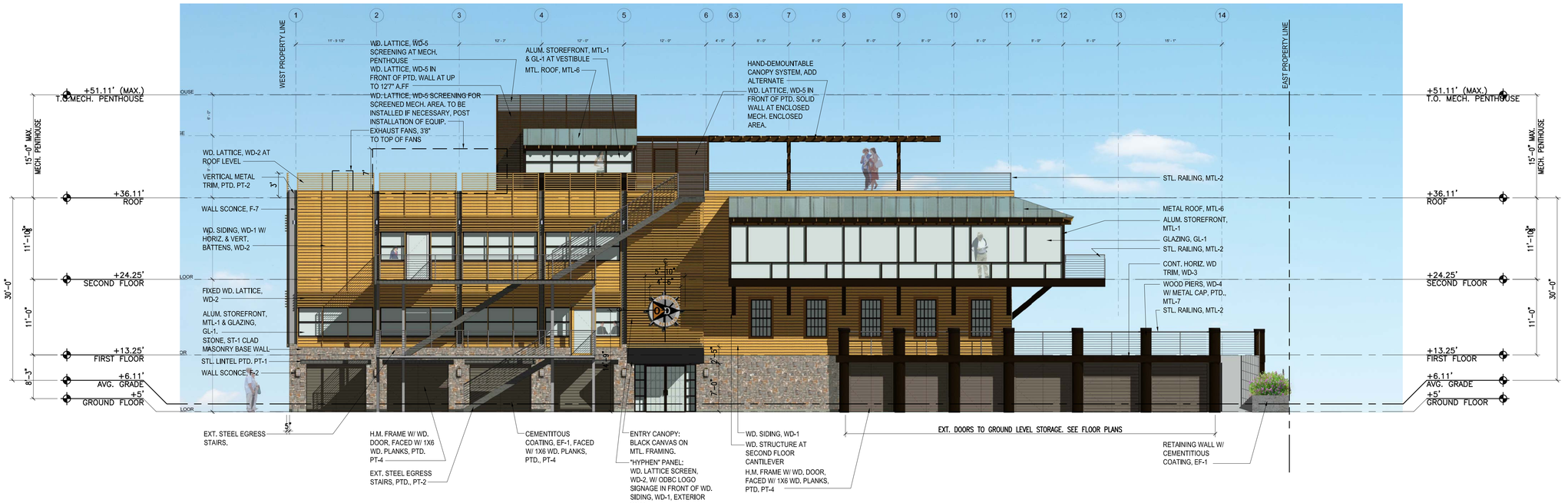
SHEET NUMBER:

A-114

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"

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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:

(XXI) NO GLAZING BEHIND WD. LATTICE.

(XXII) FIXED WD. LATTICE I.L.O. OF DEMOUNTABLE WD. LATTICE.

(XXIII) WD. CEDAR SIDING I.L.O. OF GLAZING.

(XXIV) REDUCED WINDOW SIZE.

(XXV) FIXED STOREFRONT I.L.O. OF CASEMENT WINDOW.

(XXVI) REDUCED WIDTH OF VESTIBULE.

(XXVII) STL. PIPE RAILING, PTD. I.L.O. OF S.S. CABLE RAILING W/ WD. TOP RAIL.

(XXVIII) FABRIC CANVAS 'AWNING' TYPE CANOPY I.L.O. OF STL. CANOPY.

(XXIX) MOUNTED DISPLAY I.L.O. OF STOREFRONT DISPLAY.

(XXX) FIXED FENCING I.L.O. OF VEHICULAR GATE.

(XXXI) ROOF CANOPY AS AN ADD ALTERNATE.

(XXXII) STL. POST (APPROX. 3'-8" BEYOND OUTER EDGE OF AISLE) ADDED TO EXTERIOR EGRESS STAIRS I.L.O. OF CANTILEVERED STAIRS.

(XXXIII) CEMENTITOUS COATING, EF-1, FACED W/ 1X6 WD. PLANKS, PTD., PT-4, I.L.O. OF ALUM./ GL. STOREFRONT.

(XXXIV) STOREFRONT AT BALCONY ALIGNED WITH STOREFRONT ON EITHER SIDES I.L.O. OF BEING RECESSED 12".

A2 / A-201 SOUTH ELEVATION
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201A

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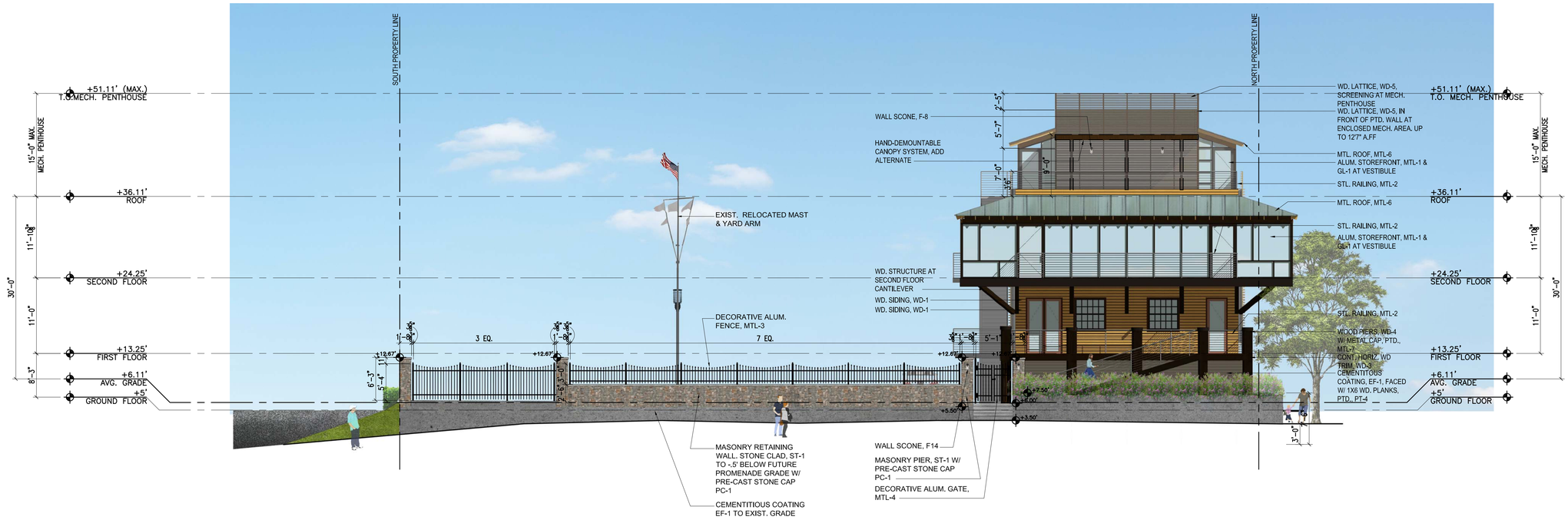
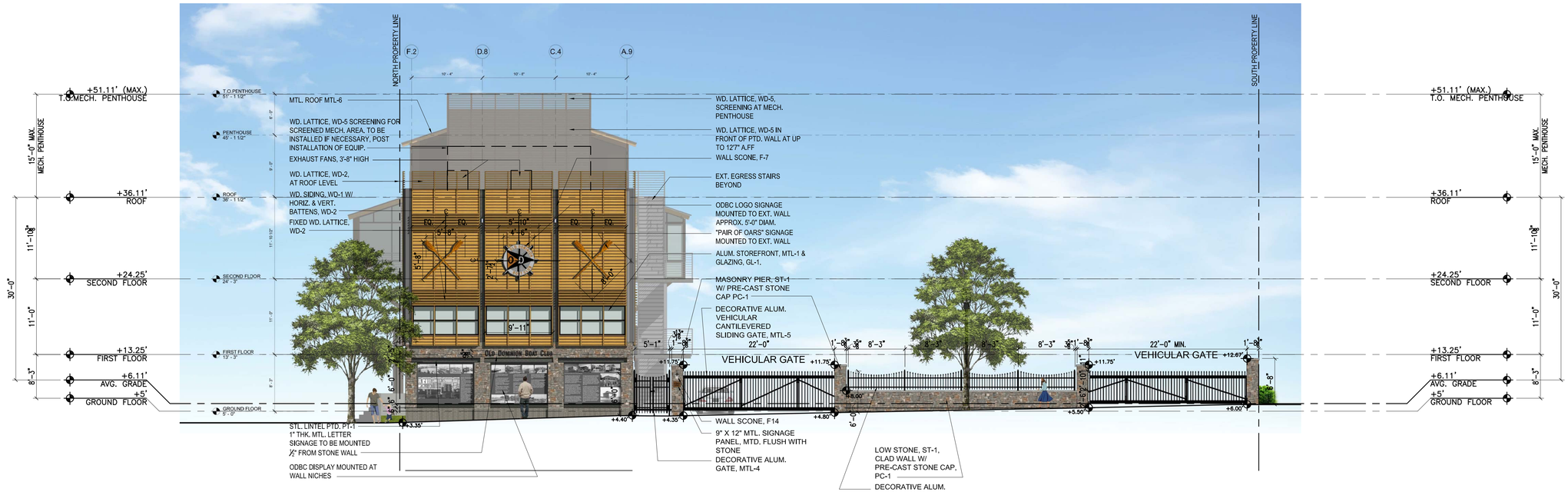


D2 A-202 EAST ELEVATION
1/8" = 1' - 0"



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

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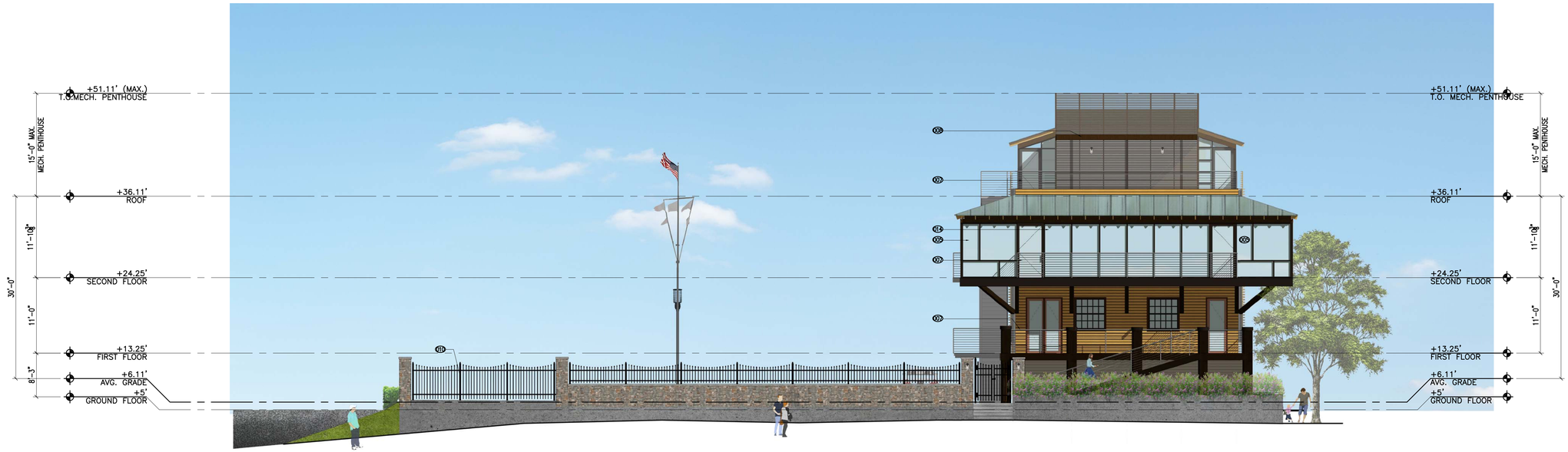
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202

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



D2
A-202

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

KEY NOTES:

(XX1) NO GLAZING BEHIND WD. LATTICE.

(XX2) FIXED WD. LATTICE I.L.O. OF DEMOUNTABLE WD. LATTICE.

(XX3) WD. CEDAR SIDING I.L.O. OF GLAZING.

(XX4) REDUCED WINDOW SIZE.

(XX5) FIXED STOREFRONT I.L.O. OF CASEMENT WINDOW.

(XX6) REDUCED WIDTH OF VESTIBULE.

(XX7) STL. PIPE RAILING, PTD. I.L.O. OF S.S. CABLE RAILING W/ WD. TOP RAIL.

(XX8) FABRIC CANVAS 'AWNING' TYPE CANOPY I.L.O. OF STL. CANOPY.

(XX9) MOUNTED DISPLAY I.L.O. OF STOREFRONT DISPLAY.

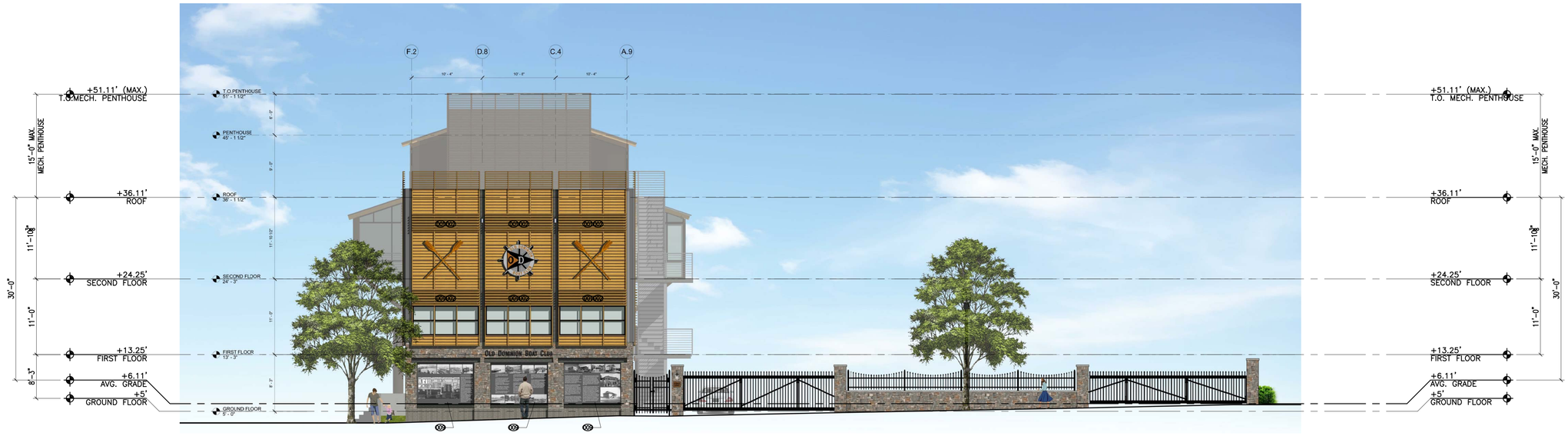
(XX10) FIXED FENCING I.L.O. OF VEHICULAR GATE.

(XX11) ROOF CANOPY AS AN ADD ALTERNATE.

(XX12) STL. POST (APPROX. 3'-8" BEYOND OUTER EDGE OF AISLE) ADDED TO EXTERIOR EGRESS STAIRS I.L.O. OF CANTILEVERED STAIRS.

(XX13) CEMENTITOUS COATING, EF-1, FACED W/ 1X6 WD. PLANKS, PTD., PT-4, I.L.O. OF ALUM./ GL. STOREFRONT.

(XX14) STOREFRONT AT BALCONY ALIGNED WITH STOREFRONT ON EITHER SIDES I.L.O. OF BEING RECESSED 12".



A2
A-202

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

OLD DOMINION BOAT CLUB

The City of Alexandria, Virgina

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
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(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 FOREST WINSTANLEY
No. 012577
ARCHITECT

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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

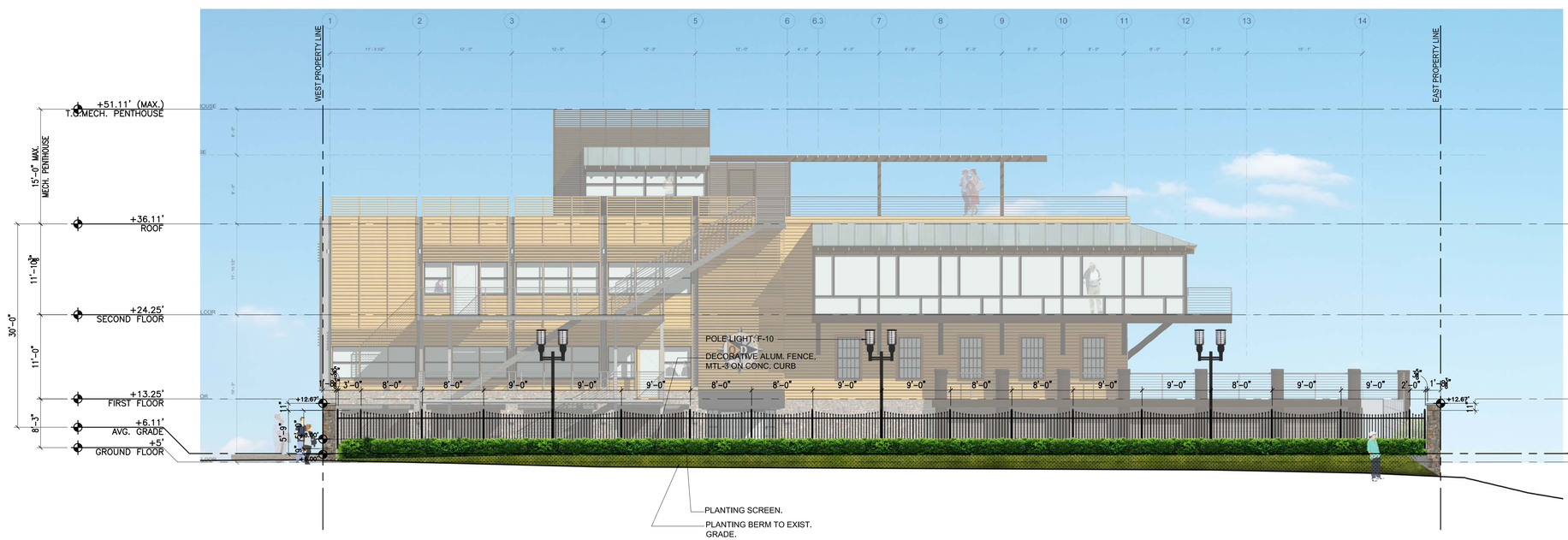
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202A

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

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"

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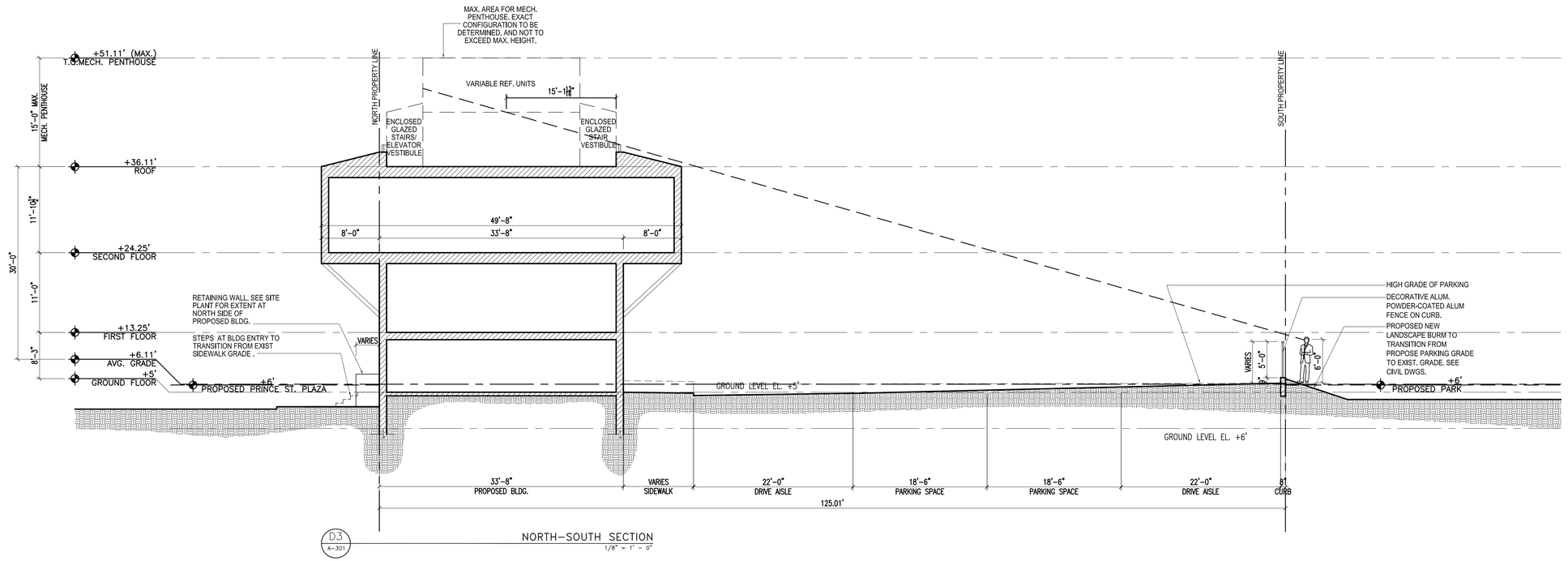
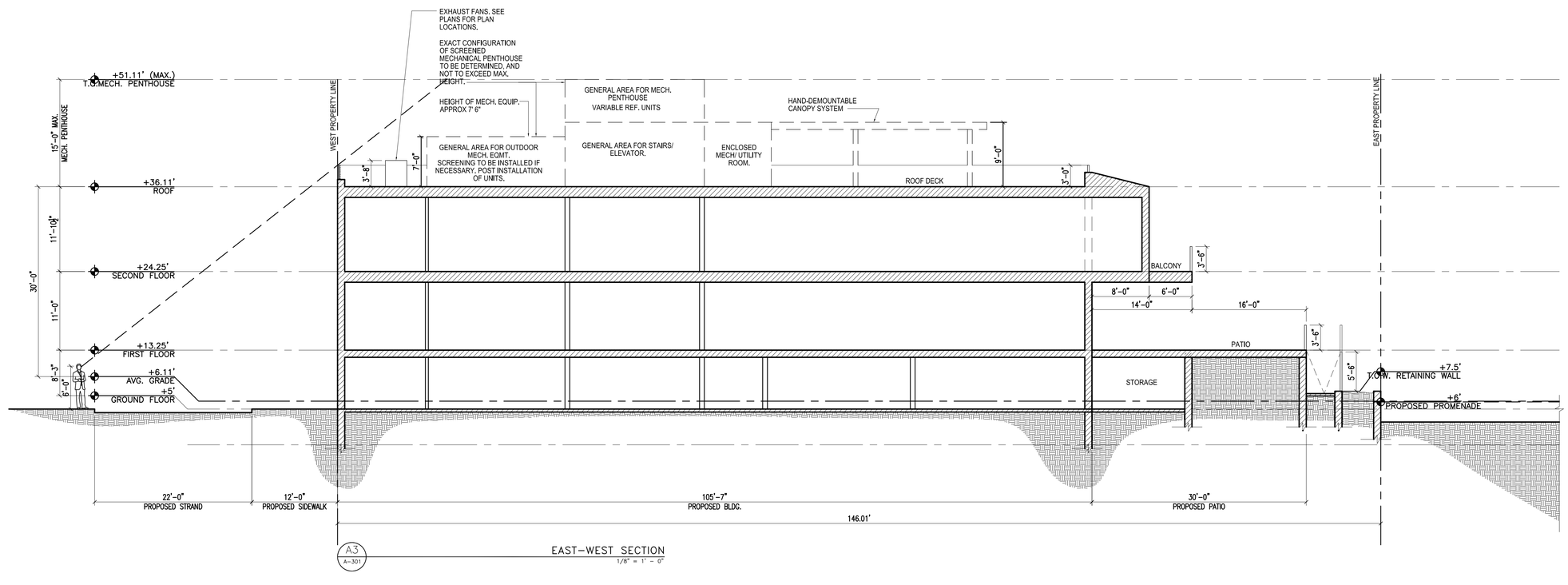
0 4' 8' 16'
SCALE : 1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-203

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





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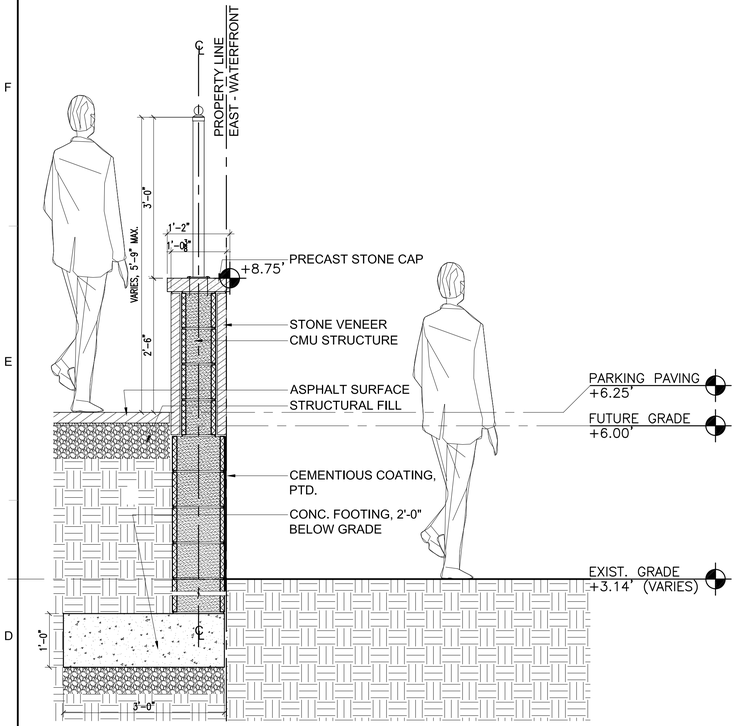
0 4' 8' 16'
SCALE : 1/8" = 1'-0"

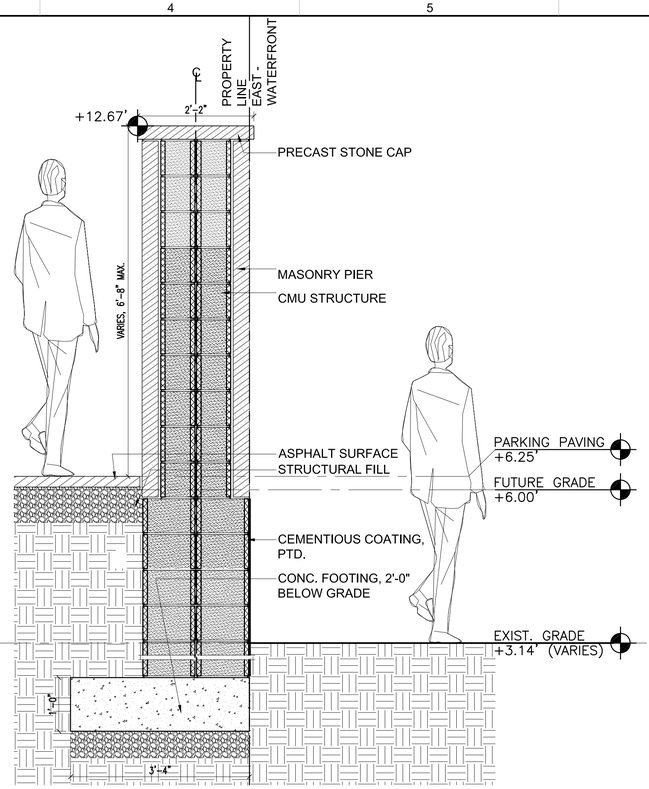
SHEET TITLE:
BUILDING/ SITE SECTIONS

SHEET NUMBER:
A-301

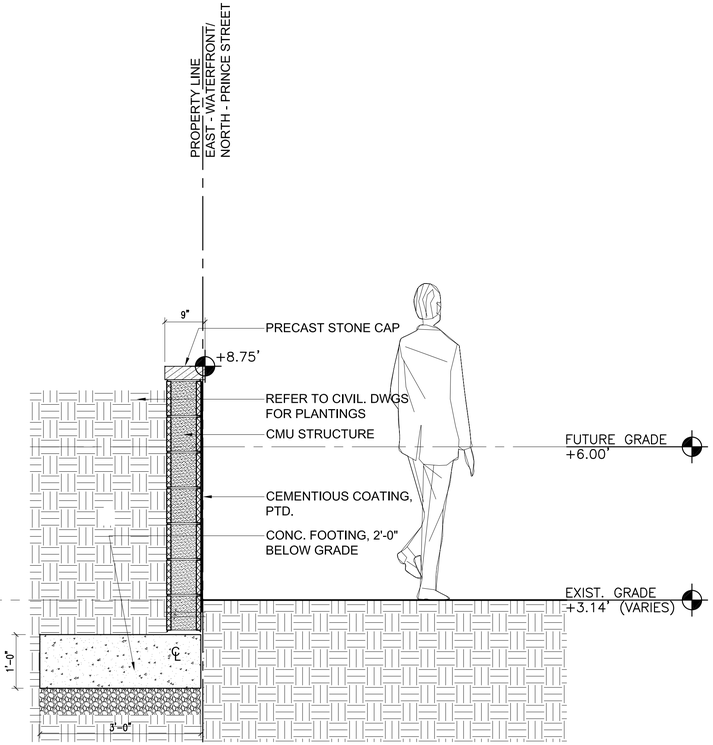
Original drawing is 24" x 36". Scale entities accordingly if reduced.



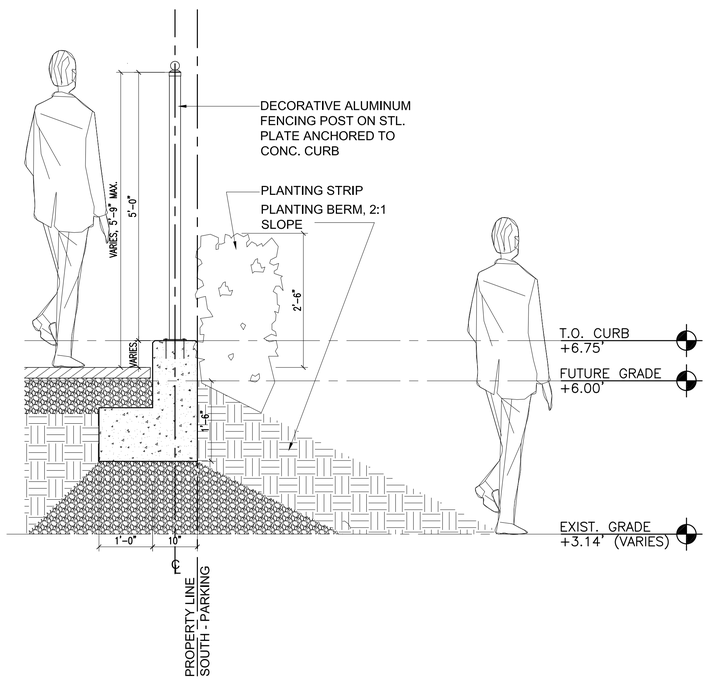
D1 SECTION DETAIL @ EAST SIDE
FENCING ON LOW MASONRY WALL
SCALE:3/4"=1'-0"



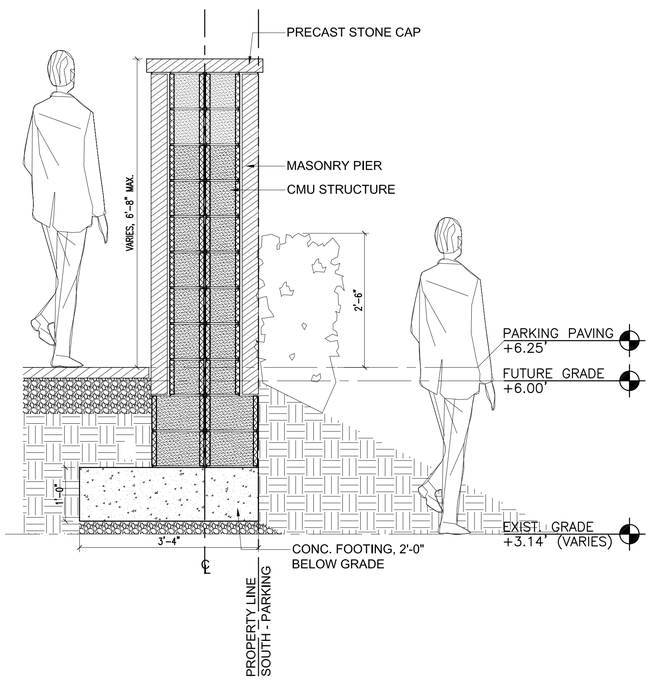
D4 SECTION DETAIL @ EAST SIDE
MASONRY PIER
SCALE:3/4"=1'-0"



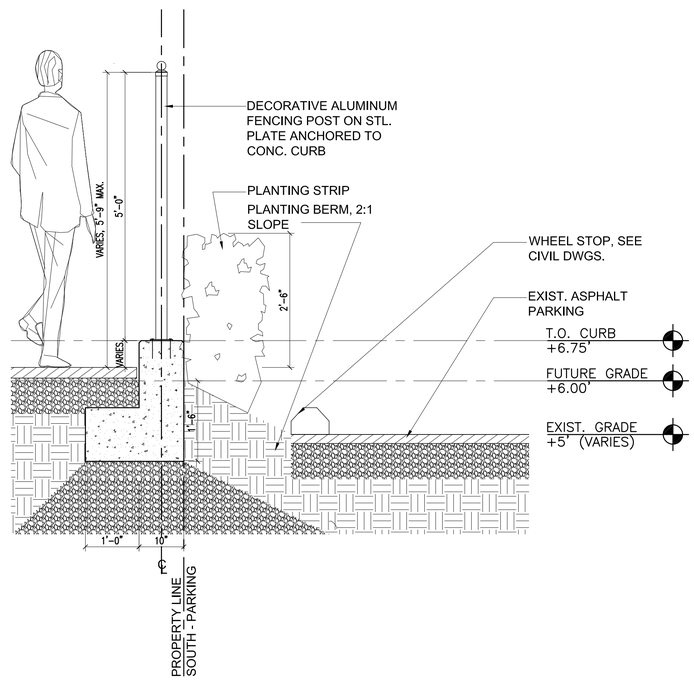
D6 SECTION DETAIL @ TYP.
RETAINING WALL
SCALE:3/4"=1'-0"



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"

OLD DOMINION BOAT CLUB
The City of Alexandria, Virgina

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

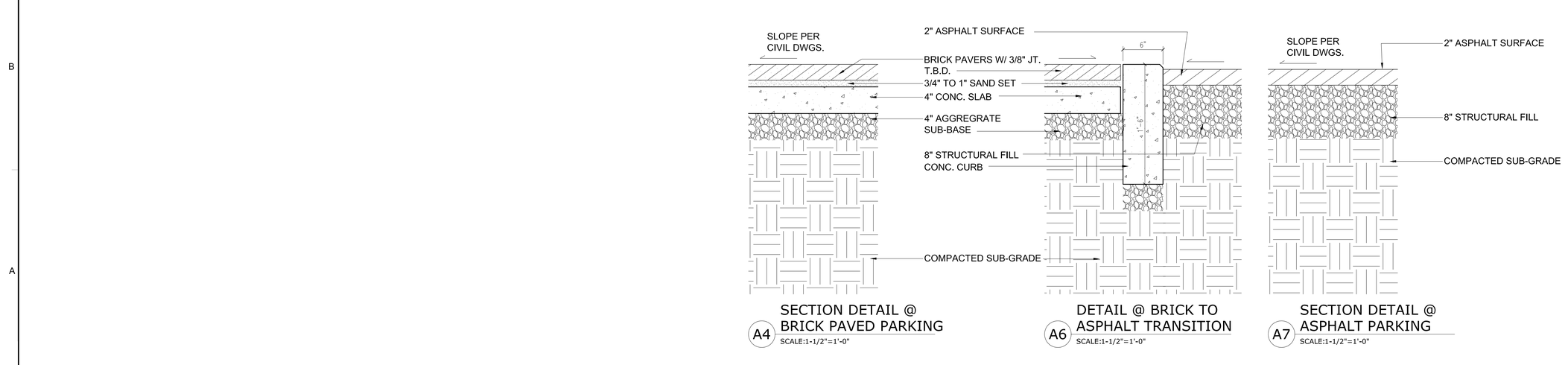
SHEET TITLE:

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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DATE RECORDED
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.** Sealed and gasketed housing with UV stable white acrylic diffuser and solid metal accent bars for decoration. UL listed for wet locations. **Dimensions:** 7-1/4" Width x 16" Height x 5-1/2" Depth	LED, 3000K 900 Lumens	Integral Electronic Driver	10W	VISA LIGHTING COLONNADE OW1048-LWW900-VG-Horizontal Bars 3	American Glass Light BEGA	1. Architect to verify finish. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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. 5. Architect to confirm mounting height and specific locations. 6. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions.
F3		Outdoor Patio	**Outdoor rated recessed LED downlight.** 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). **Dimensions:** 5-1/2" Diameter x 5-7/8" Depth	LED, 3000K 90 CRI 800 Lumens	Integral Electronic Driver	10W	ERCO 84425.023	Intense Lighting USAI	1. Architect to verify finish. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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. 5. Architect to confirm mounting height and specific locations. 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.** Stainless steel gasketed housing with frosted reflector and stainless steel cover ring. UL listed for wet locations (IP68). **Dimensions:** 2-1/4" Diameter x 2-13/16" Dpeth	LED, 3000K 17 Lumens	Remote Electronic Driver	1W	ERCO 33752.023	Iguzzini ACDC	1. Architect to verify finish. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 4. Architect to confirm mounting height and specific locations. 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.** 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. **Dimensions:** 6.5" Height x 6" Width x 11" Depth	LED, 3000K	Integral Constant Current Driver	14W	US ARCHITECTURAL LIGHTING LASER SERIES - LED LAS5562-12LED-NB-RAL-9005-T	BEGA Designplan	1. Architect to verify finish. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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.** Hammered seeded mouth blown glass with die-cast aluminum cage and base. 80,000 hours. ETL listed for wet locations. IP65. **Dimensions:** 9-1/2" Heigh x 8-1/4" Width x 9-3/8" Total Depth	LED, 3000K 90CRI. 365 Delivered Lumens	Integral Electronic Driver	10W	WAC LIGHTING STEAMPUNK WS-W24509-FINISH	Hudson Valley Lighting ELK Lighting	1. Architect to specify finish and mounting height. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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.** 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. **Dimensions:** 12.5" Diameter x 30.375" Height	LED, 3000K	Integral Electronic Driver	54W	LUMINIS W602 W602-L1W56-VOLT-FINISH-K3-EC3P	Baselite	1. Contractor shall verify and coordinate fixture location with architectural details. 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. 3. Architect to specify finish. 4. Electrical Engineer to specify voltage. 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.** Flexible tape light with extruded aluminum profile with frosted diffuser. IP67. **Dimensions:** LED Tape - 0.47" Width x 0.2" Height x Length per architectural drawings. Aluminum Profile - 0.66" Width x 0.61" Height x Length per architectural drawings.	LED, 2700K 80+ CRI 200 Lumens per ft	Remote Electronic Driver	2.6 W/ft	QTRAN IQ LED Flexible Tape Light IQ67WW502.6 Aluminum Profile IQA-SQUR	Lilibend 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. 2. Contractor shall provide mounting clips/track if fixture is mounted to an unfinished surface 3. Architect to confirm finish. 4. Electrical Engineer to specify voltage. 5. Locate remote drivers and/or power supplies in a secure, concealed, accessible and well ventilated location in compliance with manufacturer's recommendations. 6. Manufacturer to provide dimensioned shop drawings for approval prior to fabrication. 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. 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.** Aluminum housing with 360 deg horizontal and 180 deg vertical rotation. 65 deg optic. Fixture to be mounted on dual head arm. Coastal finish. **Dimensions:** Spotlight: 4-1/2" Length x 2-1/4" Diameter Arm: 24" Length x 15" Width	LED, 3000K 80 CRI	Remote Electronic Driver	2 x 14W	TROY RLM Spotlight: 2 x 3 - LBLED - LED14 - FINISH Arm: LBD024 - FINISH	RAB We-ef	1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. 2. Fixture to be aimed on site in the presence of Architect and Lighting Designer. 3. Architect to confirm finish. 4. Electrical Engineer to specify voltage. 5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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 80 CRI	Remote Electronic Driver	14W	TROY RLM Spotlight: 3 - LBLED - LED14 - FINISH Arm: LC24 - FINISH	RAB We-ef	1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. 2. Fixture to be aimed on site in the presence of Architect and Lighting Designer. 3. Architect to confirm finish. 4. Electrical Engineer to specify voltage. 5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 6 Light distribution to be verified during submitals review.
F14		North East Entrance	**Outdoor rated Incandescent wall mounted sconce.** **Dimensions:** 12" Height x 7" Width x 9" Extension from the wall	A21 Medium Base		100W	ELK LIGHTING 42284/1	Hudson Valley Wac Lighting	1. Contractor shall verify and coordinate fixture installation and mounting with architectural details and field conditions. 2. Architect shall verify mounting height AFF. 3. Architect to confirm finish. 4. Electrical Engineer to specify voltage. 120V primary voltage necessary for 100W lamp. 5. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 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. **Dimensions:** 3/4" Height x 7/8" Width x Length per arch drawings Driver: 1.1" Height x 1.76" Width x 8.34" Length	LED, 3000K	Class 2 electronic driver	2 W/ft	WAGNER LULS - 30K - 20 - 70 - MS - LENGTH Driver: LED-INTA-0024-41-F-O	i-O Lighting Prolume	1. Fixture to be integrated into handrail per architectural details. 2.Refer to architectural drawings for continuous run lengths and mounting details. 3. Manufacturer to provide coordinated and dimensioned shop drawings, labeling all equipment and dimensions for all fixtures for Architect and Lighting Consultant to review. 4. Coordinate all control requirements with Electrical Engineer 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. 6. Contractor to provide all necessary hardware and accessories for a complete and approved installation.
F16		North Entrance	**Outdoor rated recessed LED step luminaire.** Corrosioni resistant ast-aluminum housing with with cover ring and non-reflective glass. UL listed for wet locations (IP65). **Dimensions:** 7-5/8" Length x 7-1/16" height x 3-3/4" Recessed Depth	LED, 3000K 600 Lumens	Integral Electronic Driver	6W	ERCO 34705.023	Iguzzini ACDC	1. Architect to verify finish. 2. Electrical Engineer to specify voltage. 3. Contractor shall provide all mounting hardware and accessories as required for a complete and approved installation. 4. Fixture to be installed minimum 1'-6" AFF. Architect to confirm mounting height and specific locations. 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.

OLD DOMINION BOAT CLUB

0 PRINCE STREET, ALEXANDRIA, VA 22314

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

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	08/03/2015	BAR SUBMISSION

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

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**
	6	F10	W602-L1W56	0.800	322.68	53.78	2975
	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	IQ67-28-50-80-2_6	0.800	69.66	1.29	96
	2	F16	34705023_V01	0.800	16	8	335

Numeric Summary						
Scene: 3 Poles						
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**
Internal Sidewalk	Illuminance	Fc	2.60	6.2	0.1	26.00
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	0.74	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 14209.00

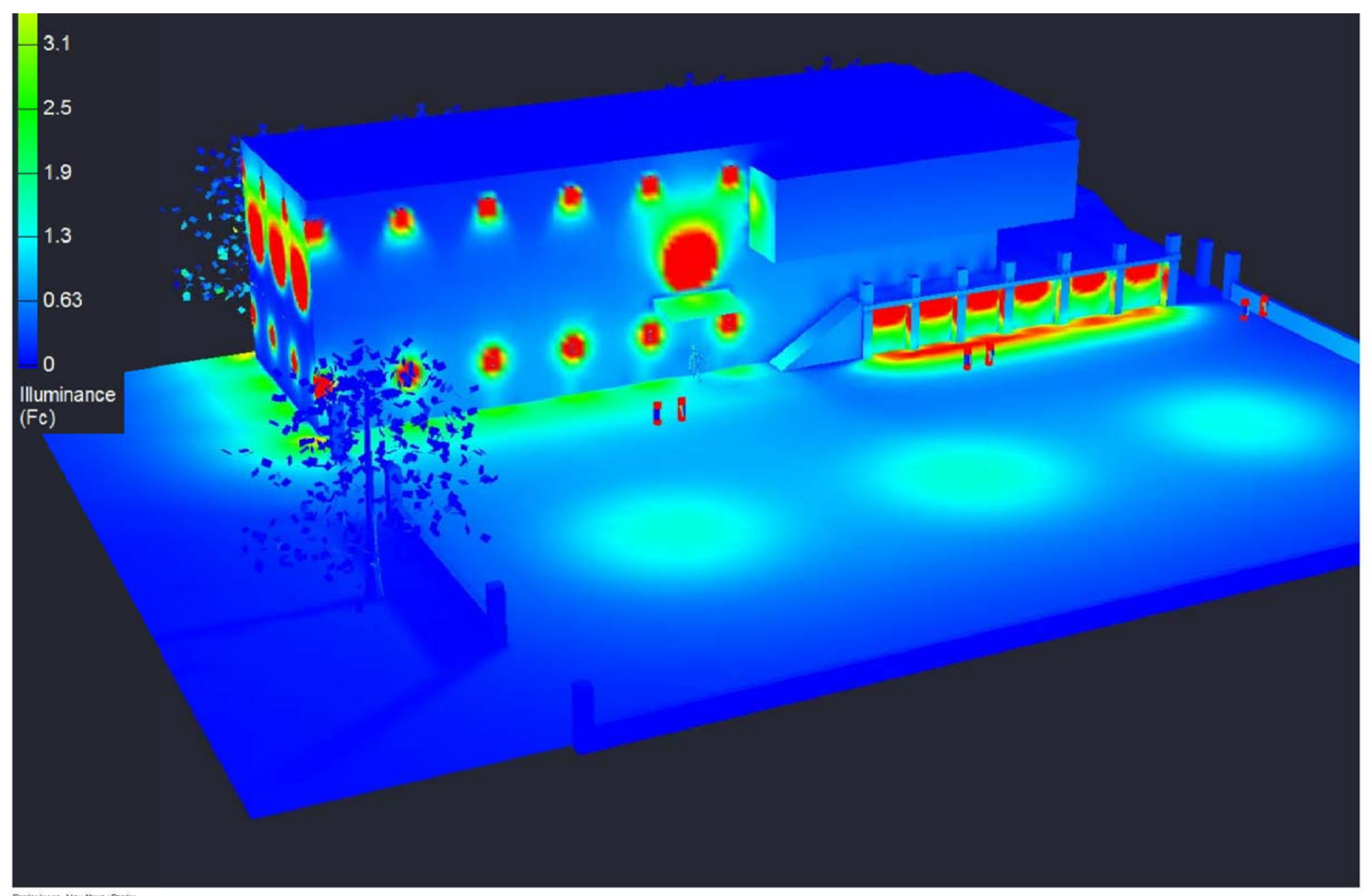
All luminaires have been defined with a LLD of 0.80. All levels are measured at "end of life".
Calculation grid at parking lot and internal sidewalk is located @ floor level and vertical calculation grid is located @ 4' AFF
This scenario addresses the concerns expressed by the City of Alexandria by providing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

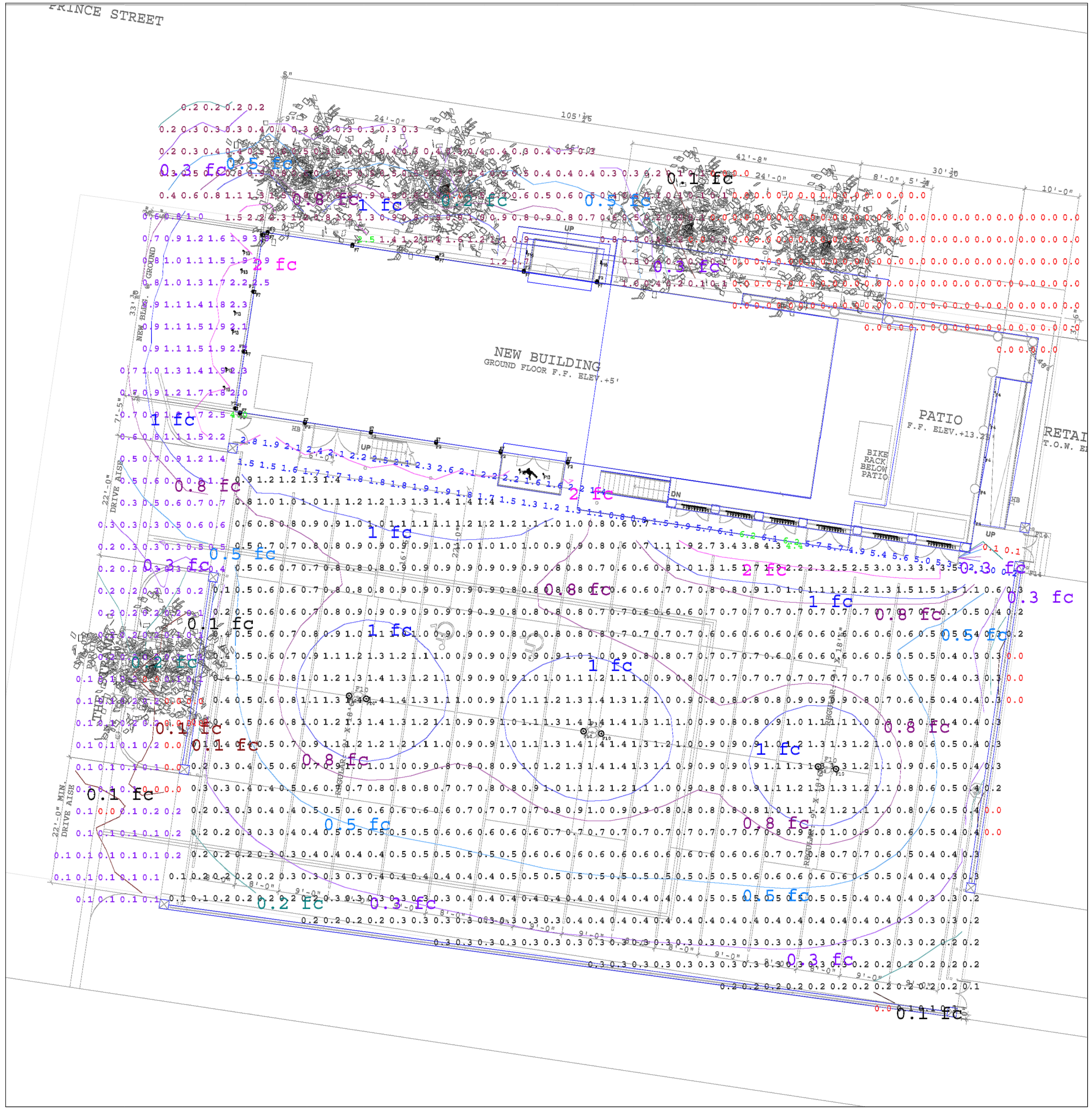
Standard Reflectances Assumed:

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, testing 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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MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

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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

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

OLD DOMINION BOAT CLUB
The City of Alexandria, Virgina

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COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
ARCHITECT

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

KEY PLAN

SHEET TITLE:

SCHEDULE - FINISHES

SHEET NUMBER:

A-612

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.

OLD DOMINION BOAT CLUB

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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.

SHEET TITLE:

BUILDING MASSING STUDY

SHEET NUMBER:

A-801

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

A1
A-801

FROM NORTH-WEST CORNER
N.T.S.

OLD DOMINION BOAT CLUB

The City of Alexandria, Virgina

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

SHEET TITLE:

RENDERING

SHEET NUMBER:

A-802

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

A1
A-801
FROM NORTH-WEST CORNER
N.T.S.

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:

RENDERING

SHEET NUMBER:

A-803

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

A1
A-801
FROM SOUTH-EAST CORNER
N.T.S.

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:

RENDERING

SHEET NUMBER:

A-804

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ATTACHMENT #2

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)*

- [X] CERTIFICATE OF APPROPRIATENESS
- [X] 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: [X] 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 [X] 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:

- [X] **Yes** [ ] **No** Is there an historic preservation easement on this property?
- [X] **Yes** [ ] **No** If yes, has the easement holder agreed to the proposed alterations?
- [ ] **Yes** [X] **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
  - [ ] doors
  - [ ] lighting
  - [ ] other _____
  - [ ] fence, gate or garden wall
  - [ ] windows
  - [ ] pergola/trellis
  - [ ] HVAC equipment
  - [ ] siding
  - [ ] painting unpainted masonry
  - [ ] shutters
  - [ ] shed
- [ ] 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	
☒	☐	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
☒	☐	FAR & Open Space calculation form.
☐	☒	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
☐	☒	Existing elevations must be scaled and include dimensions.
☒	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☒	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☒	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☒	☐	For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

	N/A	
☒	☐	Linear feet of building: Front: 33'-10" Secondary front (if corner lot): 105'-6-1/2"
☐	☒	Square feet of existing signs to remain: _____.
☐	☒	Photograph of building showing existing conditions.
☒	☐	Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
☒	☐	Location of sign (show exact location on building including the height above sidewalk).
☐	☒	Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
☒	☐	Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

BAR Case # 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.

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

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. OLD DOMINON BOAT CLUB	1 KING STREET Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 0 Prince Street Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. OLD DOMINON BOAT CLUB	1 KING STREET Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. OLD DOMINON BOAT CLUB	100% OWNERSHIP	NONE
2.		
3.		

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

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

08/28/2015 GEORGE EISENBERGER

Date Printed Name Signature