



Application for **Site Plan Application**

STP
10/10

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application:

- Site Plan 1 Site Plan 2 Site Plan 3 Site Plan Amendment (major) Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 355 Martins Lane
Subdivision 0503 Lot (S) Liber 03590 Block Folio 0024
Zoning Park Tax Account (S) 160400151518 , _____ , _____

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant City of Rockville, Department of Recreation & Parks

Property Owner Mayor and Council, City of Rockville

Architect Gary Luzadder, SWSG, 1821 Michael Faraday Drive, Suite 302, Reston, VA 20190, 703-471-6803, gary.luzadder@swsgpc.com

Engineer Ted Welti, SWSG, 1821 Michael Faraday Drive, Suite 302, Reston, VA 20190, 703-471-6803, ted.welti@swsgpc.com

Attorney _____

Project Name Rockville Swim and Fitness Center, Outdoor Bathhouse Renovations

Project Description Rebuild outdoor bathhouse. Note that outdoor bathhouse is only used during summer months.

STAFF USE ONLY

Application Acceptance:

Application # _____
Pre-Application _____
Date Accepted _____
Staff Contact _____

OR

Application Intake:

Date Received _____
Reviewed by _____
Date of Checklist Review _____
Deemed Complete: Yes No

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) _____

Swim & Fitness Center

Previous Approvals: (if any)

Application Number	Date	Action Taken
STP2011-00052	12/16/10	Approved

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Heral R. Deuss *03/16/11*
Please sign and date

*Parks & Facilities Development Manager
Department of Recreation & Parks*

Application Checklist:

Submitted:

- Completed Application
- Filing Fee (to include Sign Fee)
- Pre-Application Meeting Number _____ Documentation (Development Review Committee Meeting Notes)
- Proposed Area Meeting Date _____ including location _____
- A detailed site development plan prepared and certified by a professional engineer. Twelve (12) copies - Fifteen (15) if on a state highway: Plan Sheet size maximum 24" x 36" Folded to 8 1/2" X 11"
- Preliminary Building Elevations & Floor Plans (3 copies), Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- CTR (Comprehensive Transportation Review) Report with fee acceptable to Public Works (copy to CPDS)
- Landscape Plan (6 copies, Plan Sheet size 24" X 36" folded to 8 1/2" X 11")
- Preliminary Forest Conservation Plan (FCP)
- Copy of Approved Stormwater Management Concept Plan
- Copy of Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan by the City Forestry Department)
- Sequence and schedule of improvements of multiple building developments
- Project narrative to include statement of justification that address compliance with:
 - Mixed Use Development Standards, including Layback slope and shadow study (25.13)
 - Landscaping, Screening and Lighting manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
 - Water and sewer information for hydraulic review
- Sequence and schedule of improvements of multiple building developments
- Additional Information as requested by Planning Staff
- Electronic Version (pdf format acceptable)
- Fire protection site plan

Comments on Submittal: (For Staff Use Only)

Rockville Swim and Fitness Center
Outdoor Bathhouse Renovations

Notes to Site Plan Application STP 10/10

This somewhat unique renovation project is difficult to classify under the Level of review and project impact matrix on page 2 of the STP application. The first element, Tract size – acres, assigns higher points for larger tracts, which makes sense when the entire parcel is being developed.

For this project, however, the disturbance is minimal outside the footprint of the existing +/-3,500 sf bathhouse. Because the tract size is over 14 acres and therefore greater than 5 acres, the project is essentially being penalized at the worst condition of 4 points. We believe, however, that the larger tract is actually beneficial in this instance since the bathhouse is located in the center of the park, providing increased buffer space to nearby residential properties for reduced visibility and noise impact from the renovation activities. Accordingly we request that consideration be given to reducing the points assigned to the Tract size element.

Under the element Square Footage of Non-residential Space, we indicated zero even though the renovation is +/- 3,500 sf of non-residential space, because the space currently exists. The use and location remain unchanged. The purpose of the renovation is to provide code required improvements to the bathhouse functions, including improved accessibility.

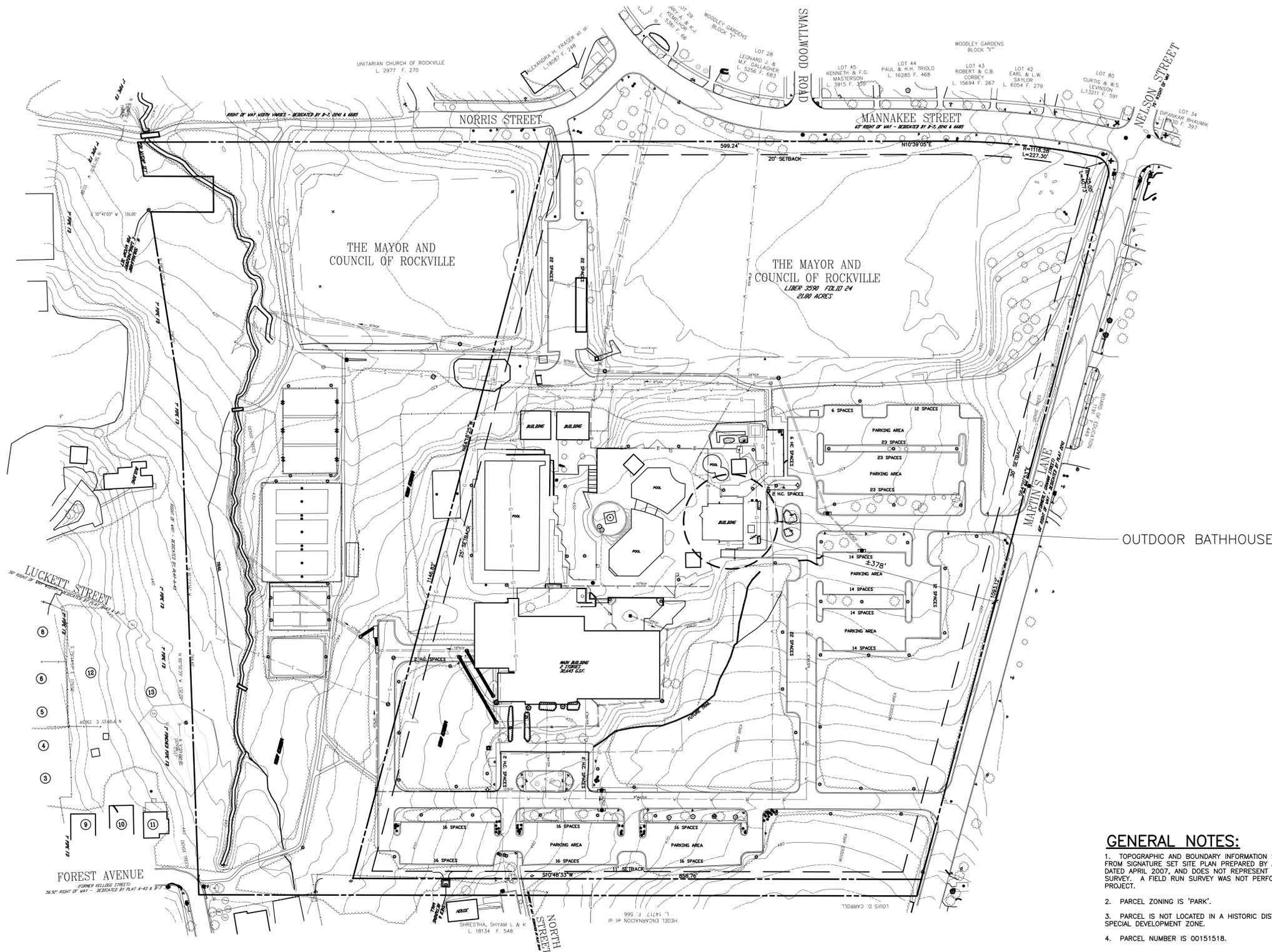
The maximum pool occupancy is calculated on the water surface area, which remains unchanged, so no new peak hour trips are generated by the renovation. It should be noted that the outdoor bathhouse is only operational during the summer months.

Please feel free to contact me with any questions or requests for additional information you may need.
Thank you.

Sincerely,



Don Gray
Project Manager



OUTDOOR BATHHOUSE

GENERAL NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN TAKEN FROM SIGNATURE SET SITE PLAN PREPARED BY APEX ENGINEERING, DATED APRIL 2007, AND DOES NOT REPRESENT A CURRENT SURVEY. A FIELD RUN SURVEY WAS NOT PERFORMED FOR THIS PROJECT.
2. PARCEL ZONING IS "PARK".
3. PARCEL IS NOT LOCATED IN A HISTORIC DISTRICT OR A SPECIAL DEVELOPMENT ZONE.
4. PARCEL NUMBER IS 00151518.

1 ARCHITECTURAL SITE PLAN
AS1 SCALE: 1" = 80'-0"



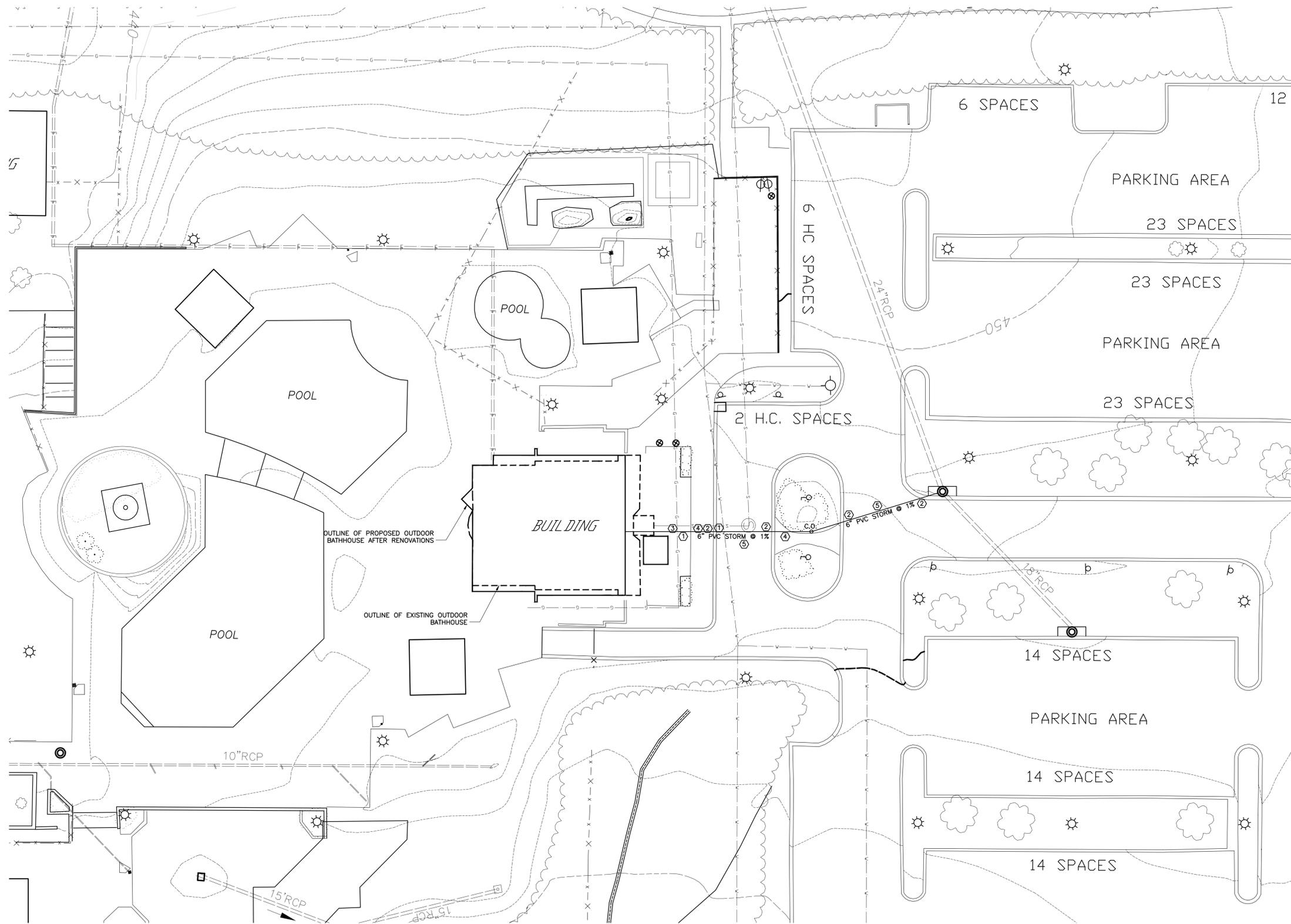
SWSG
SHAFFER
WILSON
& GRAY
1821 Michael Parkway Drive
Suite 902
Reston, VA 20190
703-471-8803
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Engineering • Architecture • Construction Management



NO.	DATE	OWNER'S REVIEW	SUBMISSION
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ARCHITECTURAL SITE PLAN
OUTDOOR BATHHOUSE RENOVATIONS
ROCKVILLE SWIM CENTER
355 MARTINS LANE
ROCKVILLE, MD 20850

PN 09-008
AS1
OF 2



GENERAL NOTES:

1. AREA OF EXISTING OUTDOOR BATHHOUSE IS 3,466 SF. AREA OF PROPOSED OUTDOOR BATHHOUSE AFTER RENOVATIONS IS 3,498 SF, AN INCREASE OF 32 SF OR LESS THAN 1%.
2. THOUGH THE NET AREA OF THE BATHHOUSE INCREASES SLIGHTLY, THE SITE IMPERVIOUS AREA REMAINS UNCHANGED.
3. SINCE THE TOTAL POOL SURFACE AREA REMAINS UNCHANGED, THERE IS NO CHANGE IN OCCUPANCY LOAD, PARKING REQUIREMENTS OR TRAFFIC FLOW ASSOCIATED WITH THIS PROJECT.

NUMBERED NOTES:

- ① HAND DIG TEST PITS AT PROPOSED UTILITY LINE CROSSINGS TO DETERMINE EXISTING LINE DEPTH & LOCATION PRIOR TO TRENCHING FOR NEW STORM PIPE.
- ② SAWCUT & DEMOLISH EXIST. CONCRETE CURB & GUTTER AS REQ'D TO TRENCH NEW STORM PIPE. RESTORE C&G USING 3,500 PSI CONCRETE.
- ③ REMOVE EXISTING BRICKS IN PATIO & SAWCUT CONCRETE SUBBASE AS REQ'D TO TRENCH NEW STORM PIPE. RESTORE PATIO USING 3,500 PSI CONCRETE FOR SUBBASE AND REPLACING BRICKS IN EXISTING PATTERN.
- ④ SAWCUT & DEMOLISH EXIST. CONCRETE SIDEWALK AS REQ'D TO TRENCH NEW STORM PIPE. RESTORE SIDEWALK USING 3,500 PSI CONCRETE.
- ⑤ SAWCUT & DEMOLISH EXIST. ASPHALT PAVEMENT AS REQ'D TO TRENCH NEW STORM PIPE. RESTORE PAVEMENT USING COURSES TO MATCH EXISTING.

1 BUILDING LAYOUT PLAN
AS2 SCALE: 1" = 20'-0"



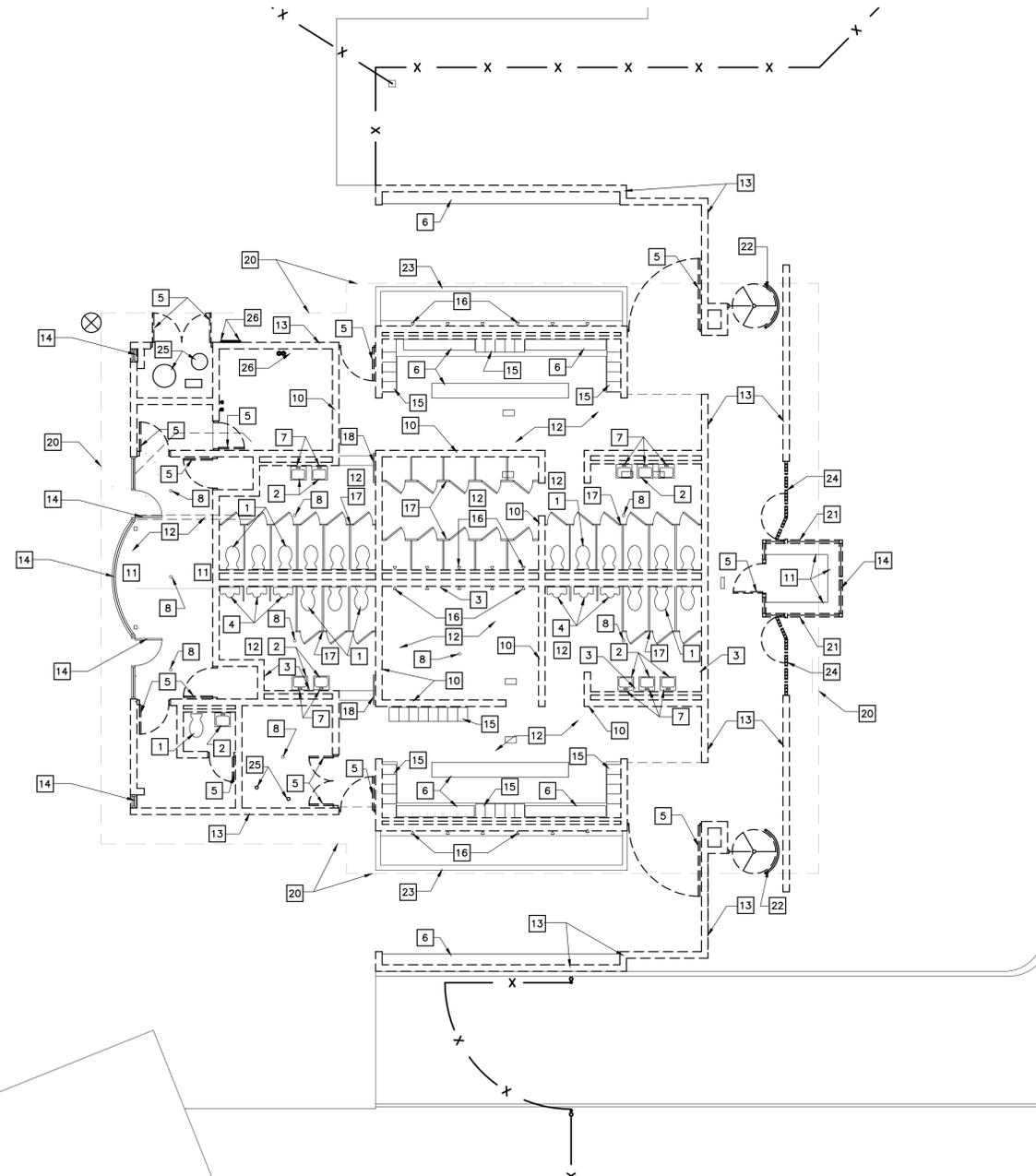
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BUILDING LAYOUT PLAN
OUTDOOR BATHHOUSE RENOVATIONS
ROCKVILLE SWIM CENTER
355 MARTINS LANE
ROCKVILLE, MD 20850

PN 09-008
AS2
OF 2



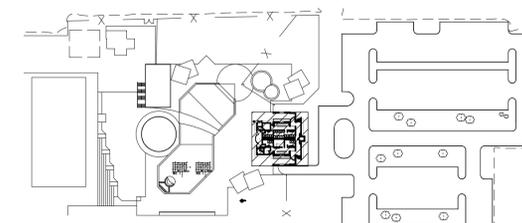
1 DEMOLITION PLAN
D1 SCALE: 1/8"=1'-0"

DEMOLITION GENERAL NOTES

1. DEMOLITION SCHEDULES/PROCEDURES: THE GENERAL CONTRACTOR SHALL FORWARD SCHEDULE AND SAFETY PROCEDURES TO THE ARCHITECT AND SHALL NOT PROCEED WITH DEMOLITION UNTIL THESE ARE APPROVED. SLAB CUTTING, SLAB REMOVAL AND OTHER NOISY/HEAVY DEMOLITION SHALL HAVE OWNER'S PERMISSION BEFORE WORK PROCEEDS.
2. THE GENERAL CONTRACTOR SHALL RETURN ALL SALVAGEABLE MATERIALS AND / OR EQUIPMENT REMOVED TO THE OWNER TO BE STORED AT THEIR DISCRETION. THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL NON-SALVAGABLE MATERIALS IN ACCORDANCE WITH OWNER'S RECOMMENDATION AND LOCAL ZONING CODES.
3. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT ON ANY CONCEALED CONDITIONS UNCOVERED DURING DEMOLITION THAT IMPEDES THE EXECUTION OF THE DESIGN AS INDICATED ON THE DRAWINGS.
4. PROVIDE ALL DEMOLITION REQUIRED FOR NEW LAYOUT AS SHOWN TO INCLUDE CEILINGS, LIGHTS, POWER, DATA, SPRINKLER HEADS, WALLS, DOORS, FRAMES, HARDWARE, FINISHES AND CONCRETE SLABS. ADDITIONAL DEMOLITION MAY BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL FINISHES DAMAGED BY HIS WORK.
5. REFER TO MECHANICAL DWGS. FOR DEMOLITION INFORMATION AND REQUIREMENTS.
6. REFER TO ELECTRICAL DWGS. FOR DEMOLITION INFORMATION AND REQUIREMENTS.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY CONSTRUCTION RELATED DAMAGE TO THE EXISTING EXTERIOR ASPHALT SURFACE. DAMAGE SHALL BE REPAIRED BY SAW-CUTTING AND REMOVAL OF DAMAGED MATERIAL AND REPAIRING ASPHALT SURFACE, MAINTAINING SAME MATERIAL CROSS SECTION AS ADJACENT SURFACES. REPAINT PARKING DESIGNATIONS AS REQUIRED TO RESTORE TO PREVIOUS CONDITION.

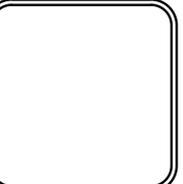
DEMOLITION KEYNOTES

- 1 EXISTING TOILET FIXTURES AND SUPPLY PIPING TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 2 EXISTING LAVATORY, FAUCET AND PIPING TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 3 EXISTING ACCESSORIES TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 4 EXISTING URINAL FIXTURES AND SUPPLY PIPING TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 5 EXISTING DOOR, FRAME, AND ASSOCIATED COMPONENTS TO BE DEMOLISHED.
- 6 DEMOLISH EXISTING BENCH AND DISPOSE OF OFF-SITE.
- 7 DEMOLISH EXISTING MIRROR AND DISPOSE OF OFF-SITE.
- 8 REMOVE EXISTING FLOOR DRAIN STRAINER HEADS
- 9 EXISTING CLEAN OUT COVERPLATES TO BE REMOVED.
- 10 DEMOLISH EXISTING CMU WALLS IN ITS ENTIRETY
- 11 DEMOLISH EXISTING MILLWORK AND ASSOCIATED STRUCTURE.
- 12 DEMOLISH SUSPENDED ACT CEILING SYSTEM IN ITS ENTIRETY-SEE ELECTRICAL DWGS FOR LIGHT FIXTURES.
- 13 DEMOLISH EXISTING MASONRY WALLS IN ITS ENTIRETY.
- 14 DEMOLISH EXISTING STOREFRONT GLAZING AND DOORS.
- 15 EXISTING LOCKERS TO BE REMOVED AND DISPOSED AS PER OWNER CONVENIENCE.
- 16 EXISTING HEAD SHOWERS AND SUPPLY PIPING TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 17 DEMOLISH EXISTING METAL PARTITIONS AND ALL ASSOCIATED HARDWARE.
- 18 REMOVE EXISTING GRAB BARS AND DISPOSE OF OFF SITE.
- 19 NOT USED.
- 20 EXISTING ROOF SYSTEM TO BE DEMOLISHED AND DISPOSED OF OFF-SITE-SEE MECHANICAL AND ELECTRICAL DWGS FOR DEMOLITION INFO.
- 21 DEMOLISH EXISTING MASONRY SILL IN ITS ENTIRETY.
- 22 SALVAGE EXISTING FULL HEIGHT TURNSTILE, AND STORE AS PER OWNER CONVENIENCE.
- 23 DEMOLISH EXISTING CONCRETE CURB.
- 24 DEMOLISH EXISTING FENCE.
- 25 MECHANICAL EQUIPMENT TO REMAIN IN PLACE-SEE MECH. DWGS.
- 26 ELECTRICAL CONDUIT TO REMAIN IN PLACE-SEE ELECT. DWGS.



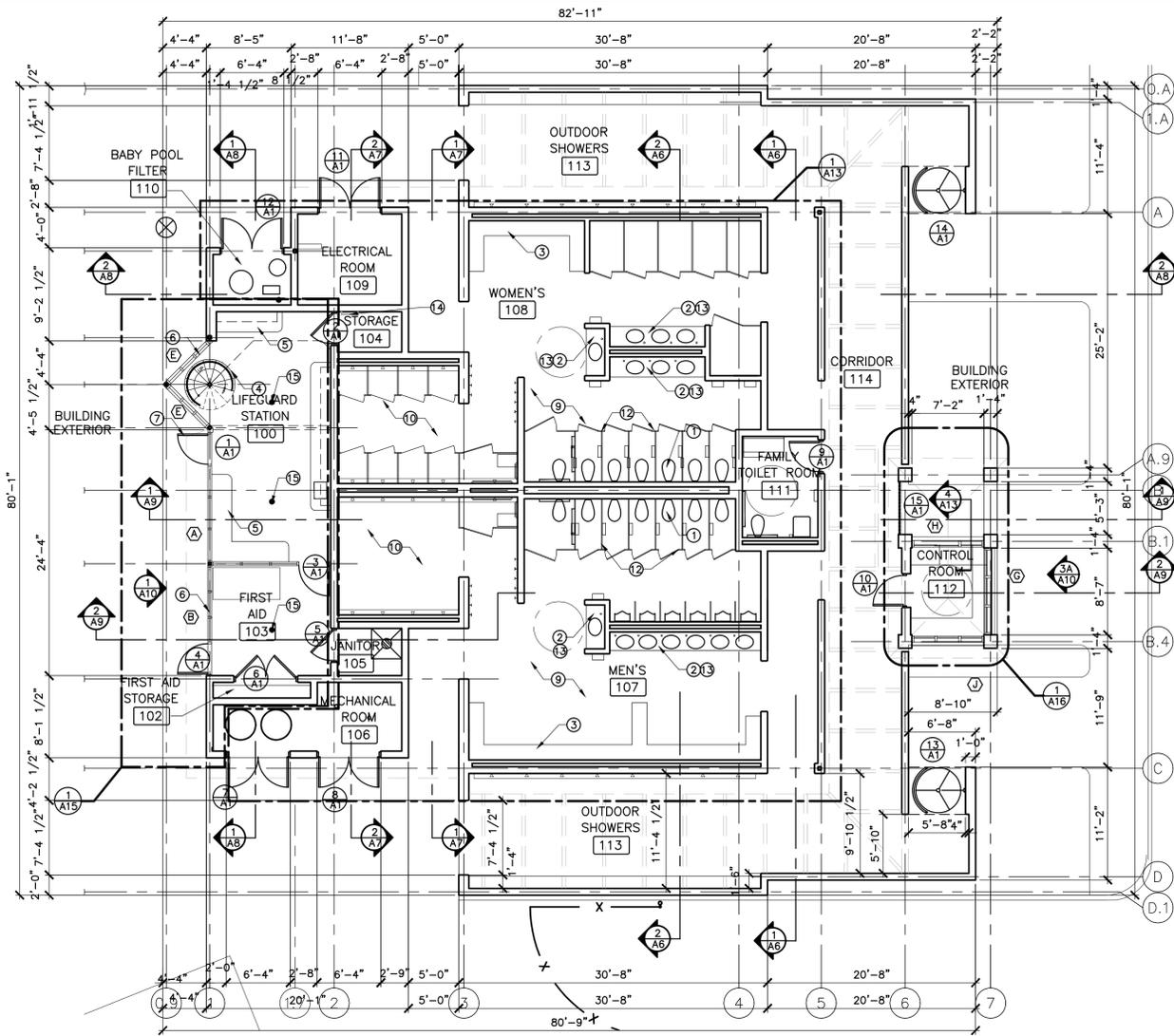
KEY PLAN

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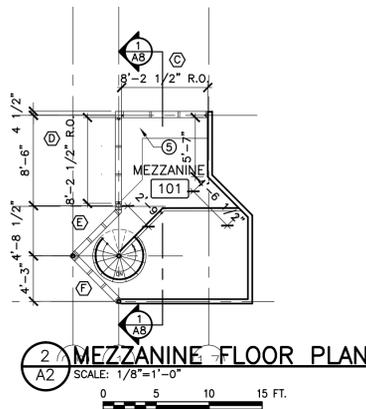


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DEMOLITION PLAN AND NOTES
OUTDOOR BATHHOUSE RENOVATIONS
ROCKVILLE SWIM CENTER
355 MARTINS LANE
ROCKVILLE, MD 20850



1 NEW FLOOR PLAN
SCALE: 1/8"=1'-0"
0 5 10 15 FT.



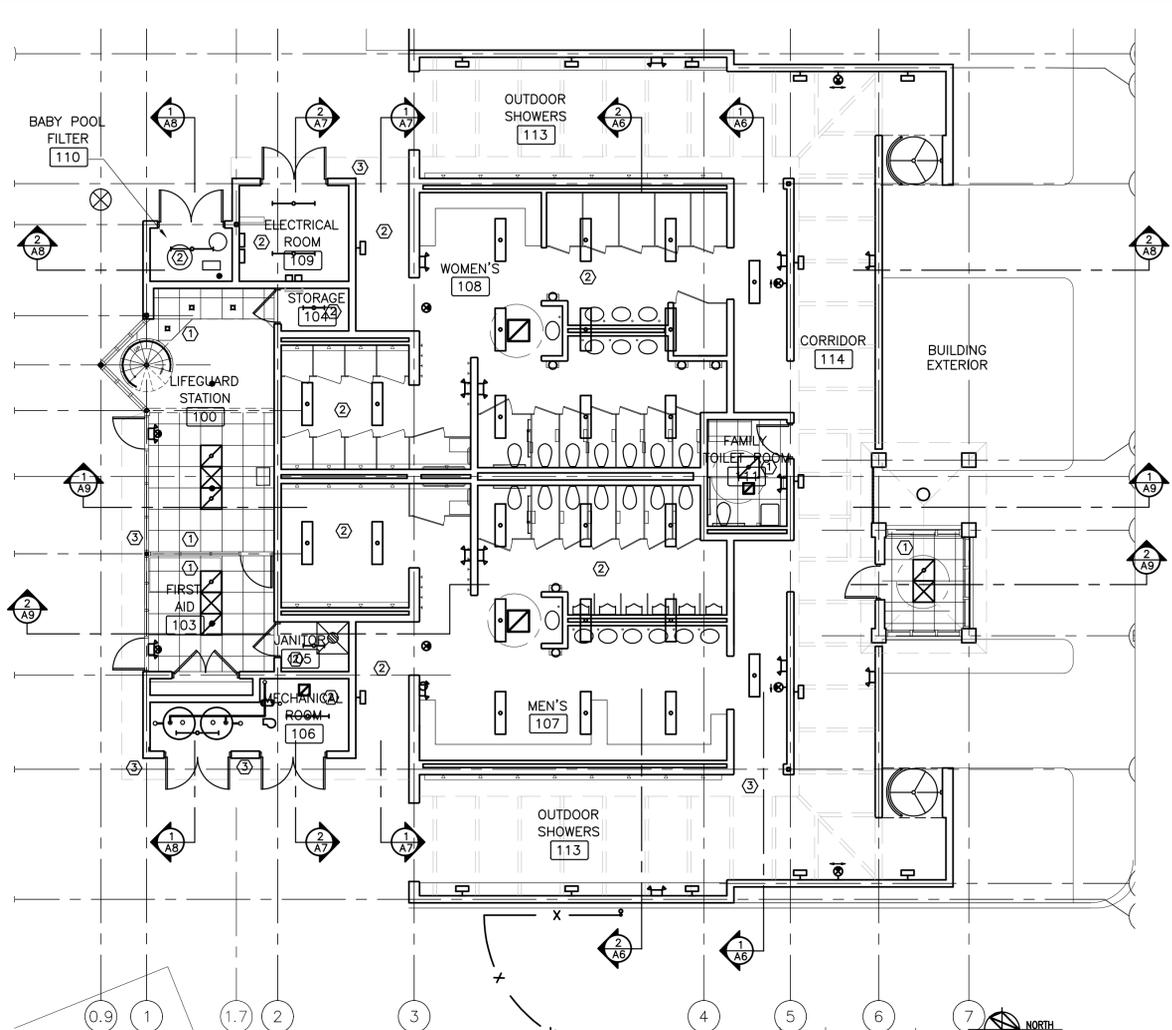
2 MEZZANINE FLOOR PLAN
SCALE: 1/8"=1'-0"
0 5 10 15 FT.

NEW CONSTRUCTION GENERAL NOTES

- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- ALL DIMENSIONS GIVEN ARE FROM EXTERIOR FACE OF CMU TO FACE OF CMU UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" (CLEAR) ARE NOT ADJUSTABLE WITHOUT APPROVAL FROM THE ARCHITECT.
- APPLY JOINT SEALANT BEAD TO ALL TRANSITIONS OF DISSIMILAR MATERIALS.
- FIELD VERIFY ALL DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO SHOP DRAWING SUBMITTAL.
- PROVIDE 24" PERIMETER INSULATION UNDER SLAB AT EXTERIOR WALLS OF LIFEGUARD OFFICE ONLY.
- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ORDERING ANY SPECIALTY ITEMS.
- SEE DWG. XXXX FOR WALL AND PARTITION TYPE DETAILS.
- ALL DOORS SHALL BE UNDERCUT 3/4" ABOVE SLAB UNLESS NOTED OTHERWISE.

NEW CONSTRUCTION KEYNOTES:

- PROVIDE AND INSTALL FLOOR MOUNTED TOILET FIXTURE. PROVIDE NEW SUPPLY PIPING AND WASTE PIPING. - SEE PLUMBING DWGS.
- PROVIDE AND INSTALL COUNTER MOUNTED LAVATORY FIXTURE. PROVIDE NEW SUPPLY PIPING AND WASTE PIPING. - SEE PLUMBING DRAWINGS.
- PROVIDE AND INSTALL PLASTIC LOCKER BENCH AS MANUFACTURED BY SANTANA SOLID PLASTIC PRODUCTS OR APPROVED EQUAL.
- PROVIDE AND INSTALL A PRE-FABRICATED SPIRAL STAIR AS MANUFACTURED BY XXXXX.
- PROVIDE AND INSTALL LIFEGUARD RECEPTION COUNTER AS INDICATED-SEE DWG A1 FOR DETAILS.
- PROVIDE AND INSTALL KAWNEER STOREFRONT DOORS. DOOR SHALL BE 36"x 84", MODEL TRIFAB V6450 AS MANUFACTURED BY KAWNEER OR APPROVED EQUAL. PROVIDE COMPLETE WITH ALL OPERATING HARDWARE.
- PROVIDE AND INSTALL STOREFRONT SYSTEM. SYSTEM SHALL BE AS MANUFACTURED BY KAWNEER OR APPROVED EQUAL-SEE DWG A9.
- PROVIDE AND INSTALL XXXXXXXX PARTITIONS AS MANUFACTURED BY FLUSH METAL PARTITION CO. ALL CONNECTIONS, HARDWARE AND ANCHORING DEVICES INTO THE CONCRETE SLAB AND CMU WALLS SHALL ALSO BE STAINLESS STEEL TO ELIMINATE CORROSION.
- SEALED CONCRETE FLOOR
- PAINTED CMU TYPICAL AT ALL INTERIOR CMU WALLS.
- UNPAINTED SEALED CMU.
- TOILET PARTITION AND DOOR.
- PLASTIC LAMINATE FINISHED VANITY TOP W/ROLL FORMED EDGE INCLUSIVE OF BACK AND SIDE SPLASHES. TOP SHALL BE (1) PIECE SURFACE/BACK AND SIDE SPLASHES/BULLNOSE EDGE.. APRON SHALL BE PLASTIC LAMINATE.
- ROOF LADDER AND HATCH ABOVE, SEE DETAIL ON SHEET A5.
- FLOOR DRAIN, SEE PLUMBING DRAWINGS.



3 REFLECTED CEILING PARTIAL PLAN
SCALE: 1/8"=1'-0"
0 5 10 15 FT.

LEGEND

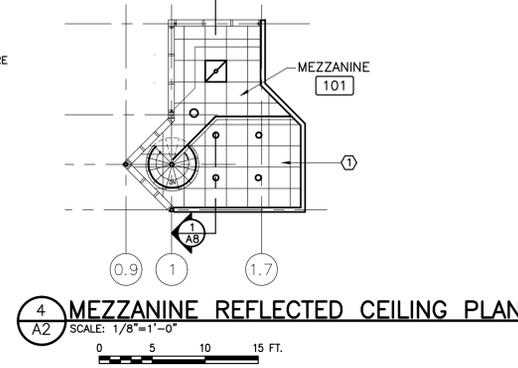
- 2X2 ACOUSTICAL CEILING SYSTEM
- LIGHT FIXTURE
- EXIT LIGHT - SEE ELEC. DRAWINGS
- SUPPLY AIR GRILLE - SEE MECH. DWGS
- RETURN AIR GRILLE - SEE MECH DWGS
- 2X2 FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
- 2X4 FLUORESCENT LAY-IN LIGHT FIXTURE
- SPEAKERS- SEE ELECTRICAL DWGS.

REFLECTED CEILING GENERAL NOTES

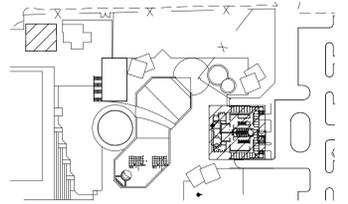
- ALL FIXTURES SHALL BE INSTALLED AS INDICATED ON THE TENANT MODIFICATIONS. ANY DISCREPANCIES AS TO LOCATION BETWEEN THE TENANT MODIFICATION DWGS AND ENGINEERING DWGS OR BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. REFER TO THE ELECTRICAL DWGS FOR ALL OTHER LIGHTING INFORMATION AND CIRCUITING.
- THE ELECTRICAL DWGS SHALL DOCUMENT LOCATIONS OF EXIT LIGHTS AND OTHER LIFE SAFETY EQUIPMENT.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE SPECIFIED LIGHT FIXTURES ARE NOT READILY AVAILABLE FOR APPROVAL.
- REFER TO MECHANICAL AND ELECTRICAL DWGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ALL LIGHTING FIXTURES SHALL BE ATTACHED TO STRUCTURE ABOVE. THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100% OF THE LIGHTING FIXTURE WEIGHT ACTING IN ANY DIRECTION.
- SPLICES AND INTERSECTIONS OF RUNNERS SHALL BE ATTACHED WITH MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, OR PLATES WITH BENT TABS OR OTHER APPROVED CONNECTORS.
- ALL PIPE AND CONDUIT PENETRATIONS THROUGH ANY FIRE RATED ASSEMBLIES SHALL BE FIRE STOPPED WITH TESTED UL RATED THROUGH PENETRATION FIRE STOP SYSTEMS BEARING THE REQUIRED RATING.
- SPRINKLER HEAD TO BE LOCATED IN THE CENTER OF THE ACOUSTICAL TILE.
- ALL ELECTRICAL WORK TO BE DONE BY ELECTRICAL CONTRACTOR.

CONSTRUCTION KEY NOTES

- PROVIDE AND INSTALL 2x2 ACT SUSPENDED CEILING SYSTEM. SEE FINISH SCHEDULE FOR HEIGHT.
- EXPOSED TO STRUCTURE ABOVE. SEE BUILDING SECTIONS HEIGHTS AND ADDITIONAL INFORMATION, ELEC. AND MECHANICAL DWGS FOR LIGHTING AND MECHANICAL INFORMATION.
- PRE-FINISHED SOFFIT PANELS AS MANUFACTURED BY HUNTER DOUGLAS CONTRACT OR APPROVED EQUAL- MODEL 300C-LINEAR PLANK. COLOR TO BE SELECTED BY ARCHITECT. SEE BUILDING SECTIONS FOR MORE INFORMATION.



4 MEZZANINE REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"
0 5 10 15 FT.



KEY PLAN

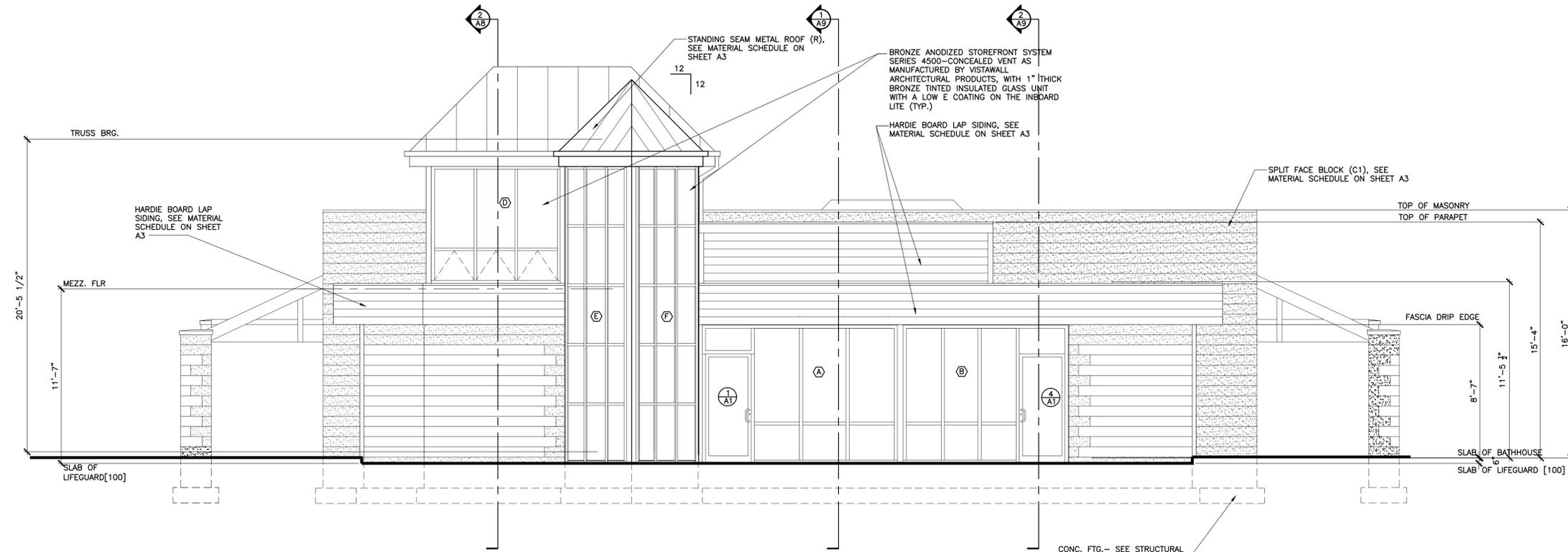
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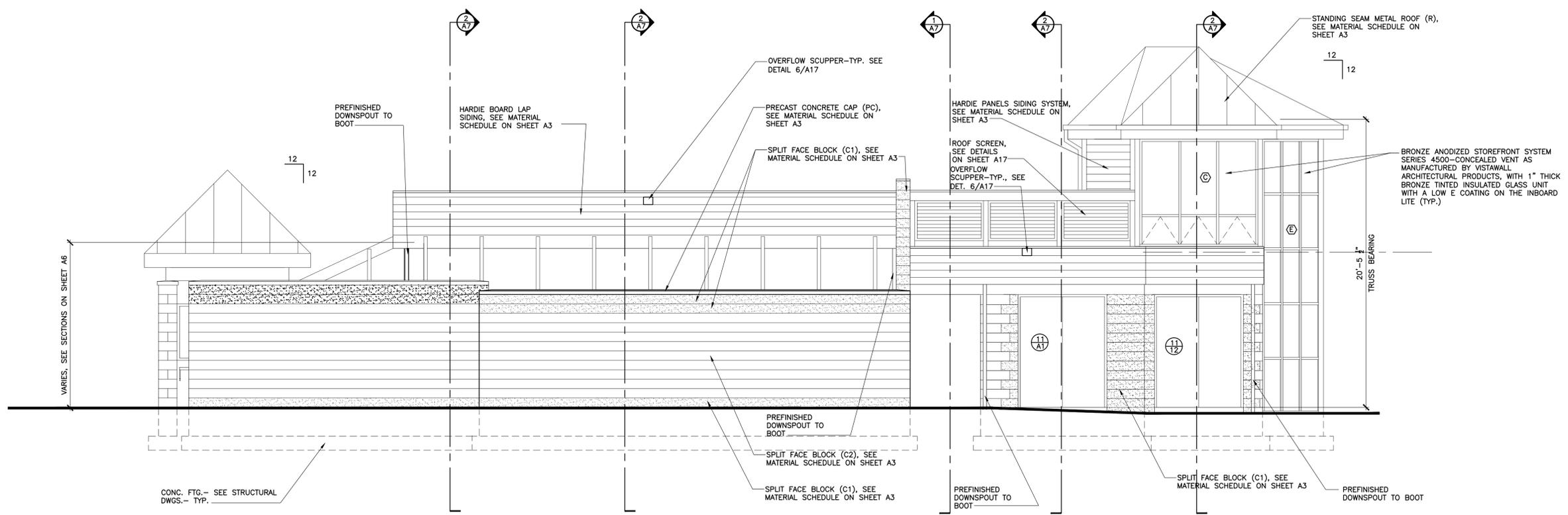
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FLOOR PLANS, REFLECTED CEILING PLANS, AND NOTES
OUTDOOR BATHHOUSE RENOVATIONS
ROCKVILLE SWIM CENTER
355 MARTINS LANE
ROCKVILLE, MD 20850

PN 09-008
A2
OF 17



1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"
 0 4 8 FT.



2 WEST ELEVATION
 SCALE: 1/4"=1'-0"
 0 4 8 FT.



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SOUTH & WEST ELEVATIONS
 OUTDOOR BATHHOUSE RENOVATIONS
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