

REVISED APPLICATION

BAR Case # 2015-00189/00190

ADDRESS OF PROJECT: 2 Duke Street, Alexandria VA

TAX MAP AND PARCEL: 075.03-04-01 ZONING: W-1

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: RTS Associates LLC (Contract purchaser)

Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300

City: Bethesda State: MD Zip: 20814

Phone: (301) 634-8600 E-mail: qshron@eya.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Attorney: Jonathan P. Rak

Phone: Attorney: (703) 712-5411

Architect: Patrick Burkhardt

Architect: (202) 342-2200

E-mail: Attorney: jrak@mcguirewoods.com

Architect: pburkhart@sbarnes.com

Legal Property Owner:

Name: Graham Holdings Company

Address: 1300 17th Street North

City: Arlington State: VA Zip: 22209

Phone: (202) 334-6000 E-mail: _____

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

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

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

- NEW CONSTRUCTION (Buildings 1 and 2)
- EXTERIOR ALTERATION: *Please check all that apply.* 2 Duke Street
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

This site consists of tax map 075.03-04-01 and is identified as a redevelopment site under the Waterfront Small Area Plan which; zoned W-1 / Waterfront Mixed Use. The applicant plans to construct two mixed-use buildings (Building 1 and 2) which will include residential, retail and a restaurant. The applicant also plans to preserve and adapt the building at 2 Duke Street which, at completion, will mostly consist of retail. The project team worked closely with BAR to ensure the buildings have the appropriate mix of modern and contemporary elements which reflect BAR's feedback and the Waterfront Plan's recommendation for "modern design inspired by historic precedent."

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Buildings
1 and 2

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

2 Duke
Street

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.

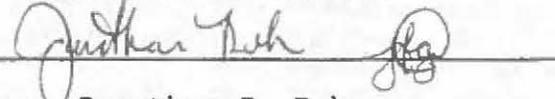
ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: Jonathan P. Rak

Date: June 5, 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. See attached disclosures		
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 _____ (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. See attached disclosures		
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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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. See attached disclosures		
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.

June 5, 2015
Date

Jonathan P. Rak
Printed Name


Signature

Disclosure Attachment for Robinson Terminal South
Application, Board of Architectural Review
Permit to Demolish

Property Owner

Graham Holdings Company (GHC), formerly known as the Washington Post Company
(publicly traded company; 100% owner of the property)*
1300 17th Street North, Arlington, Virginia 22209

Donald E. Graham (Owner of 22.2% of GHC)
1300 17th Street North, Arlington, Virginia 22209

Applicant

RT South Associates LLC, A Delaware limited liability company
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

RT Member LLC, a Delaware limited liability company (100% owner of Applicant)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

EYA RT Investments LLC, a Delaware limited liability company
(17% owner of RT Member LLC)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

JBG/RT member, L.L.C., a Delaware limited liability company
(83% owner of RT Member LLC)
Address: c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

*Tax map indicates that Robinson Terminal Warehouse LLC (formerly subsidiary of
GHC) owns the 226 Strand parcel. GHC is now the owner of this parcel.

Disclosure Attachment for Robinson Terminal South
Application, Board of Architectural Review
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1300 17th Street North, Arlington, Virginia 22209

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Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

RT Member LLC, a Delaware limited liability company (100% owner of Applicant)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

EYA RT Investments LLC, a Delaware limited liability company
(17% owner of RT Member LLC)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

JBG/RT member, L.L.C., a Delaware limited liability company
(83% owner of RT Member LLC)
Address: c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

*Tax map indicates that Robinson Terminal Warehouse LLC (formerly subsidiary of
GHC) owns the 226 Strand parcel. GHC is now the owner of this parcel.

R O B I N S O N L A N D I N G
A l e x a n d r i a , V A

BUILDINGS 01 & 02

SEPTEMBER 08, 2015

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015

ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



Sept. 08, 2015

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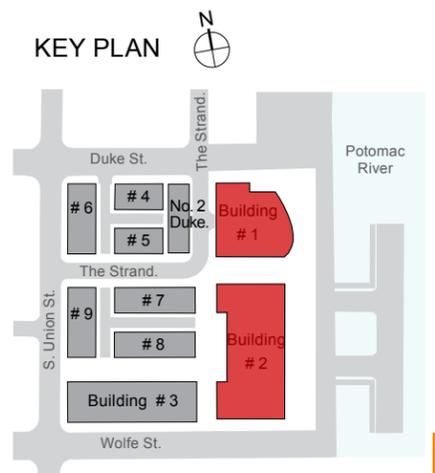
shalom baranes associates architects



APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015

SITE PLAN

APPLICATION MATERIALS
 BAR2015-00189/00190
 2 Duke St.
 9/8/2015



SITE ELEVATIONS

APPLICATION MATERIALS
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 2 Duke St.
 9/8/2015



WATERFRONT

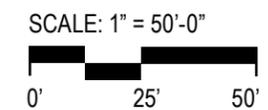


DUKE STREET

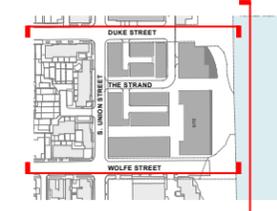


WOLFE STREET

NOTE: ALL HEIGHT MEASUREMENTS USE SIDEWALK IMMEDIATELY ADJACENT TO STRUCTURE AS 0'-0". PHOTO-MONTAGE DO NOT TAKE INTO ACCOUNT DEPTH OF FIELD AND ARE THEREFORE **NOT TO SCALE** RELATIVE TO EACH OTHER.



KEY PLAN





APPLICATION MATERIALS
 BAR2015-00189/00190
 2 Duke St.
 9/8/2015



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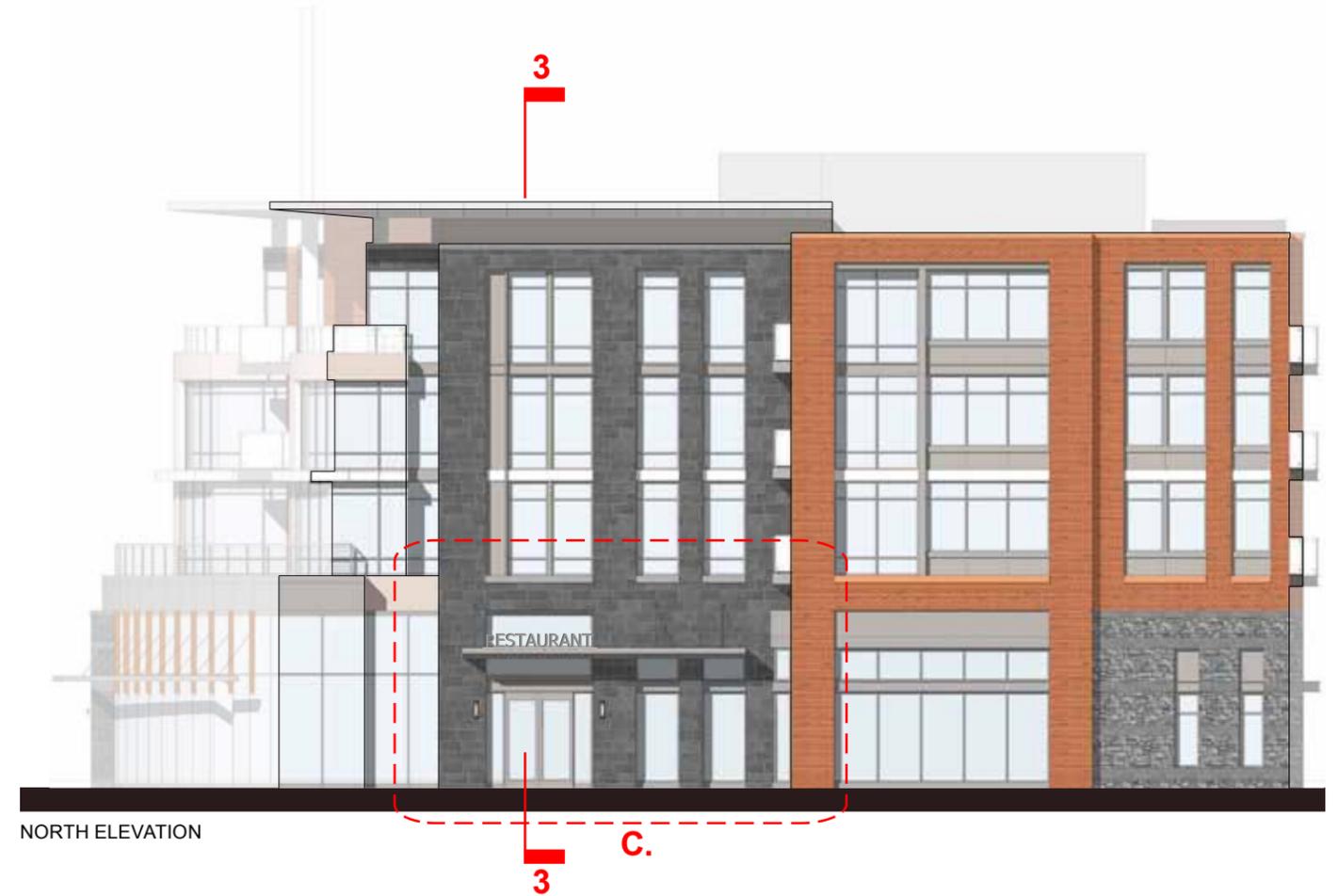
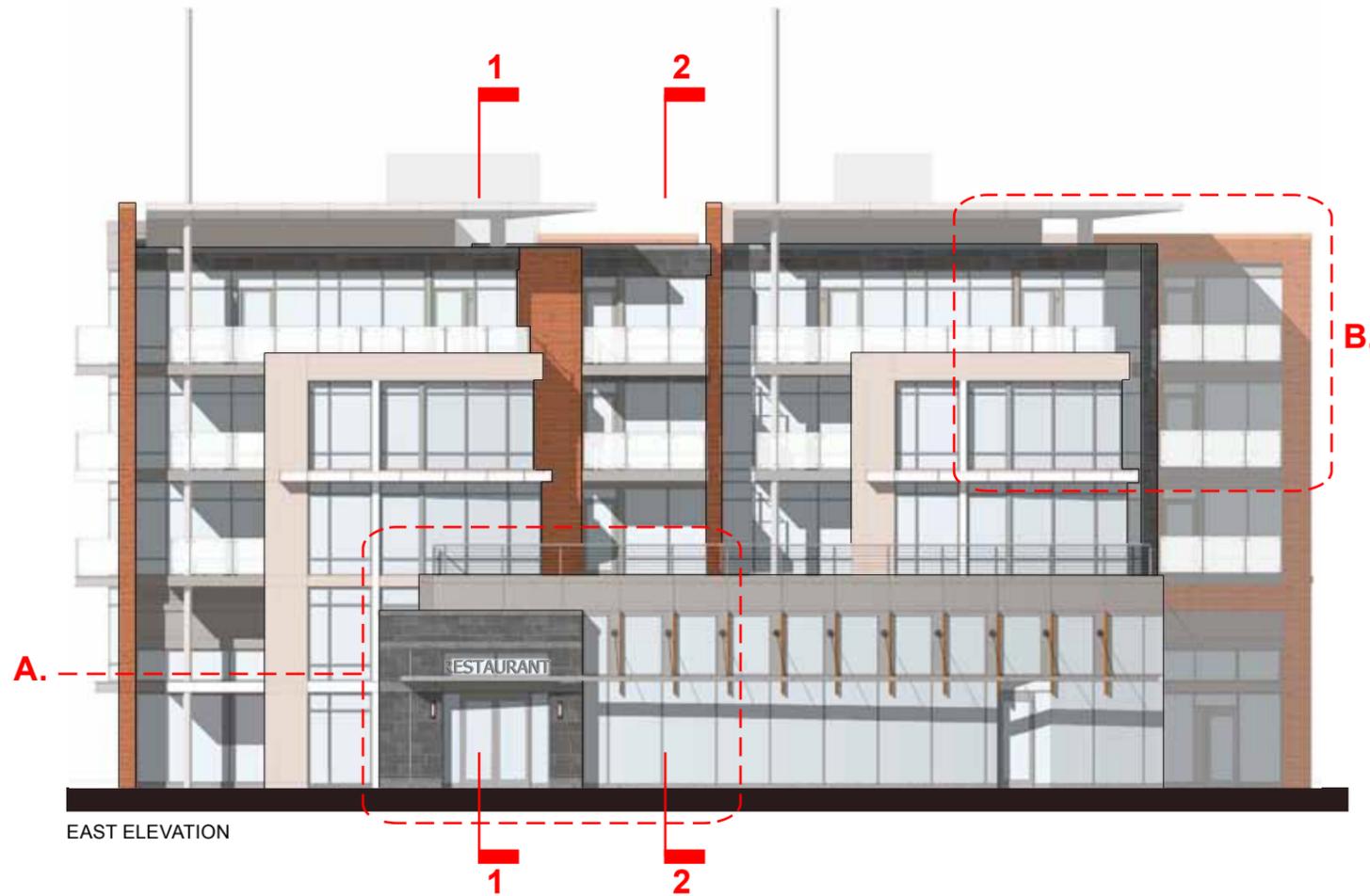
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ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 01 OVERALL ELEVATIONS

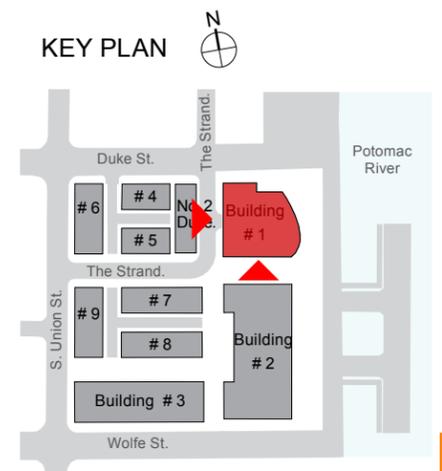
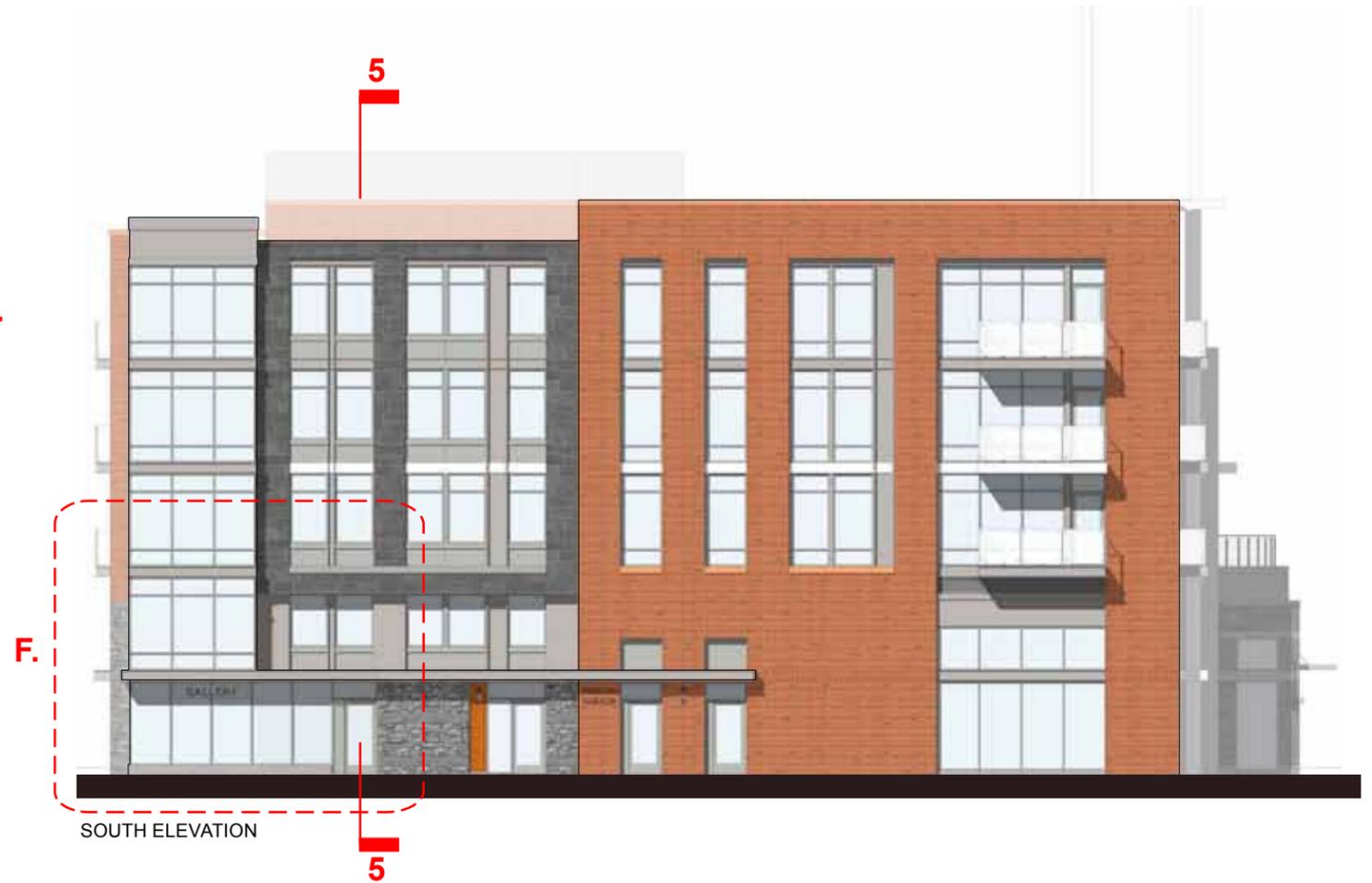
APPLICATION MATERIALS
 BAR2015-00189/00190
 2 Duke St.
 9/8/2015



SCALE: 1/16" = 1'-0"
 0' 10' 20'

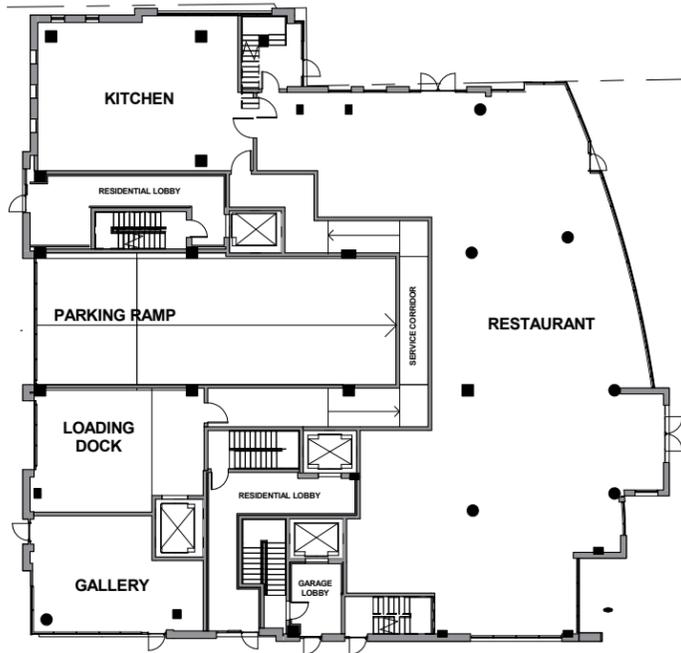
BUILDING 01 OVERALL ELEVATIONS

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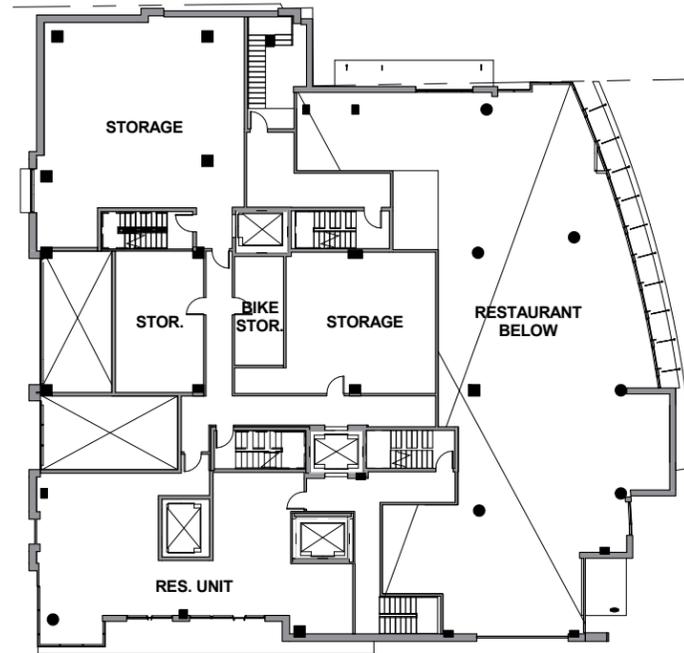


BUILDING 01 FLOOR PLANS

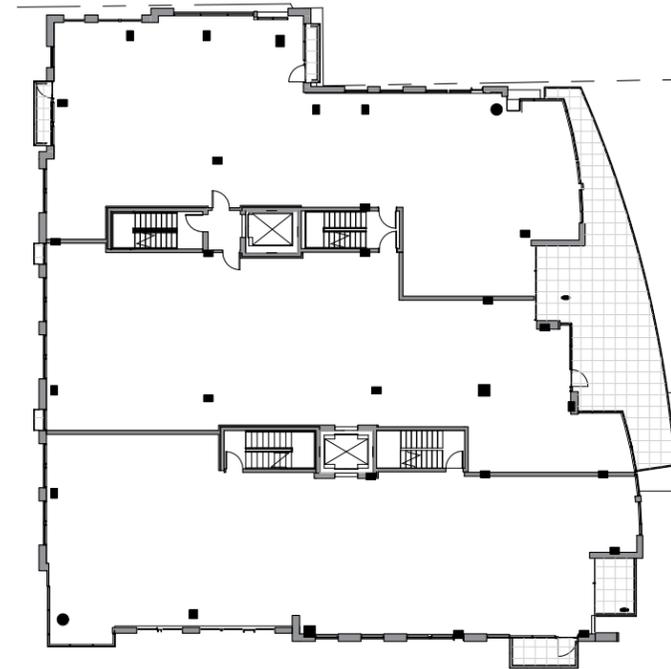
APPLICATION MATERIALS
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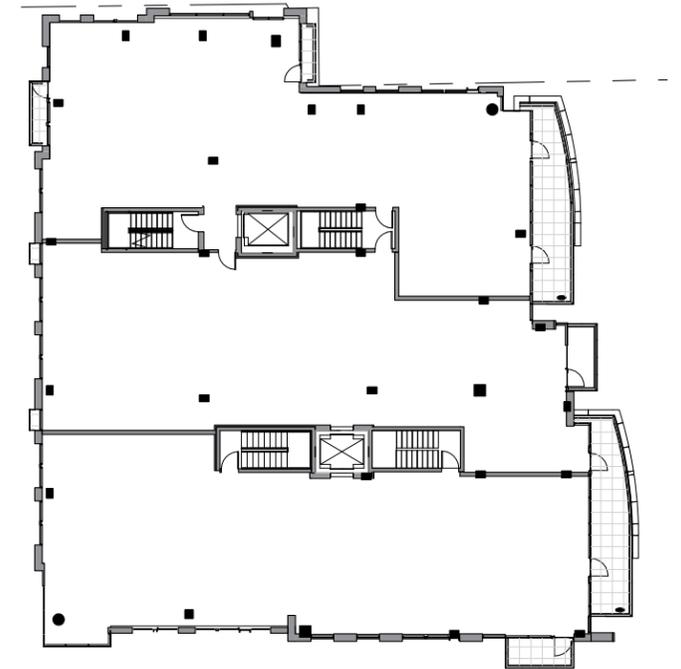
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD/FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

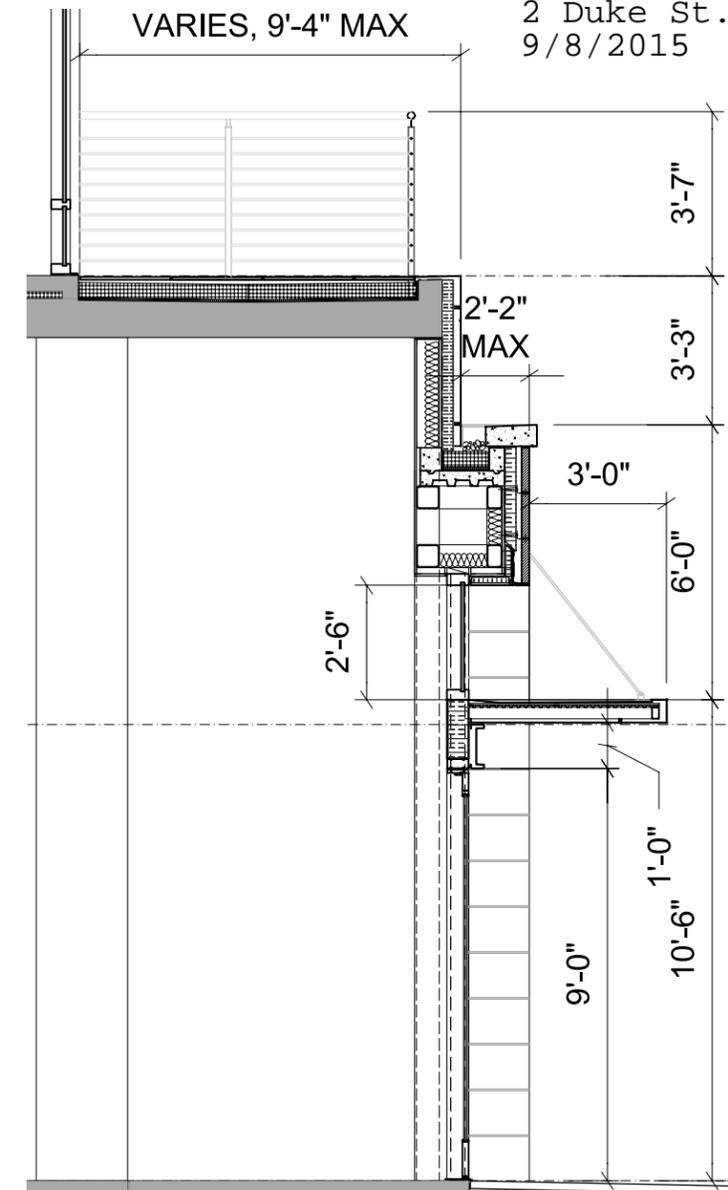


DETAIL PLANS AND ELEVATIONS

APPLICATION MATERIALS
 BAR2015-00189/00190
 2 Duke St.
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- GLASS TYPE 1
- STAINLESS STEEL CABLE RAILING
- METAL 1 PANEL
- METAL 1 ANCHOR ROD
- STONE 1A
- METAL 1 CANOPY
- SLATE
- WALL SCONCE 1
- GLASS TYPE 2
- METAL 1 FRAMED GLASS DOOR
- GLASS 2 SIDELIGHT
- METAL 1 WINDOW FRAME



SECTION AT ENTRY

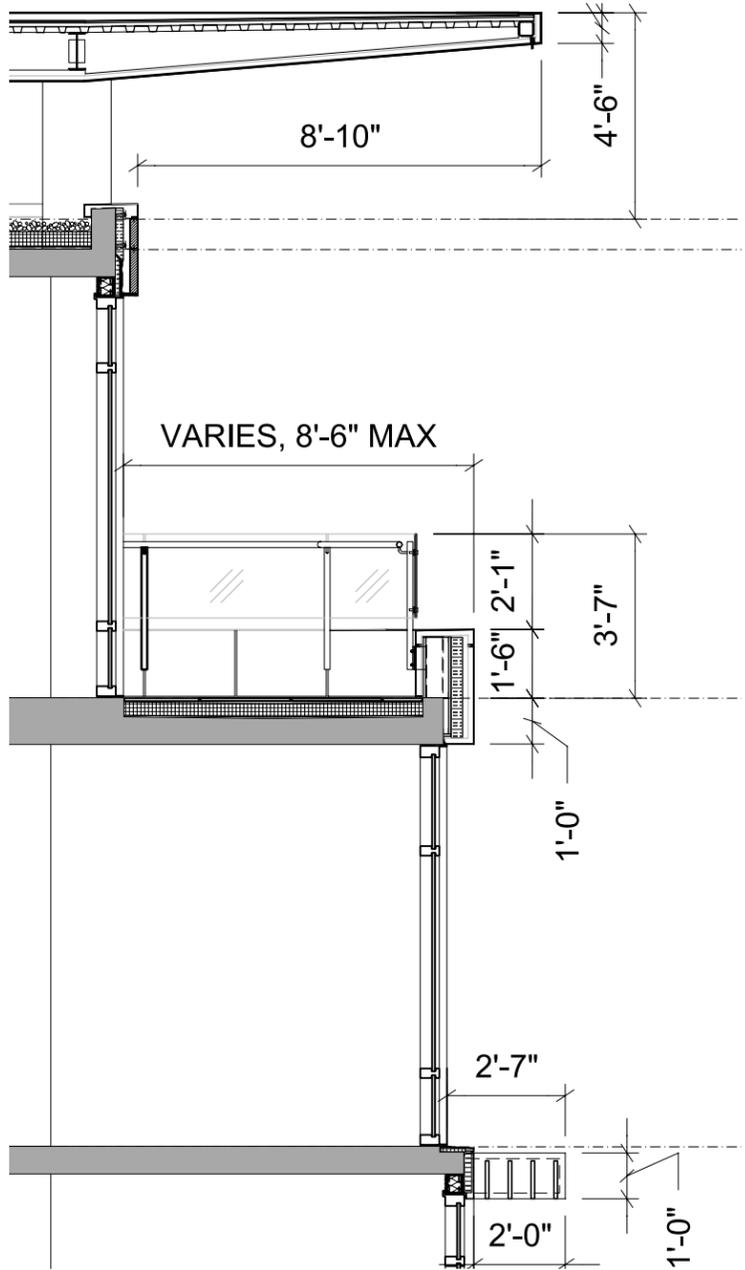
A. EAST FACING RESTAURANT ENTRY



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

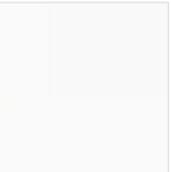


DETAIL PLANS AND ELEVATIONS



B. UPPER STORY BALCONY ELEVATION

SECTION AT BALCONY

													
RED BRICK	SLATE	STONE 1 & 1A	METAL PANEL 1 (CHAMPAGNE METALLIC)	METAL PANEL 2 (COPPER METALLIC)	METAL PANEL 3 (TITANIUM METALLIC)	METAL PANEL 4 (PLATINUM ICE)	METAL PANEL 5 (DOVE GRAY)	METAL PANEL 6 (PREFINISHED CORTEN STEEL)	METAL PANEL 7 (MIDNIGHT BRONZE)	GLASS 1 (CLEAR LOW-E RESIDENTIAL)	GLASS 2-CLEAR (LOW IRON COMMERCIAL)	PRECAST 1	PRECAST 2

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



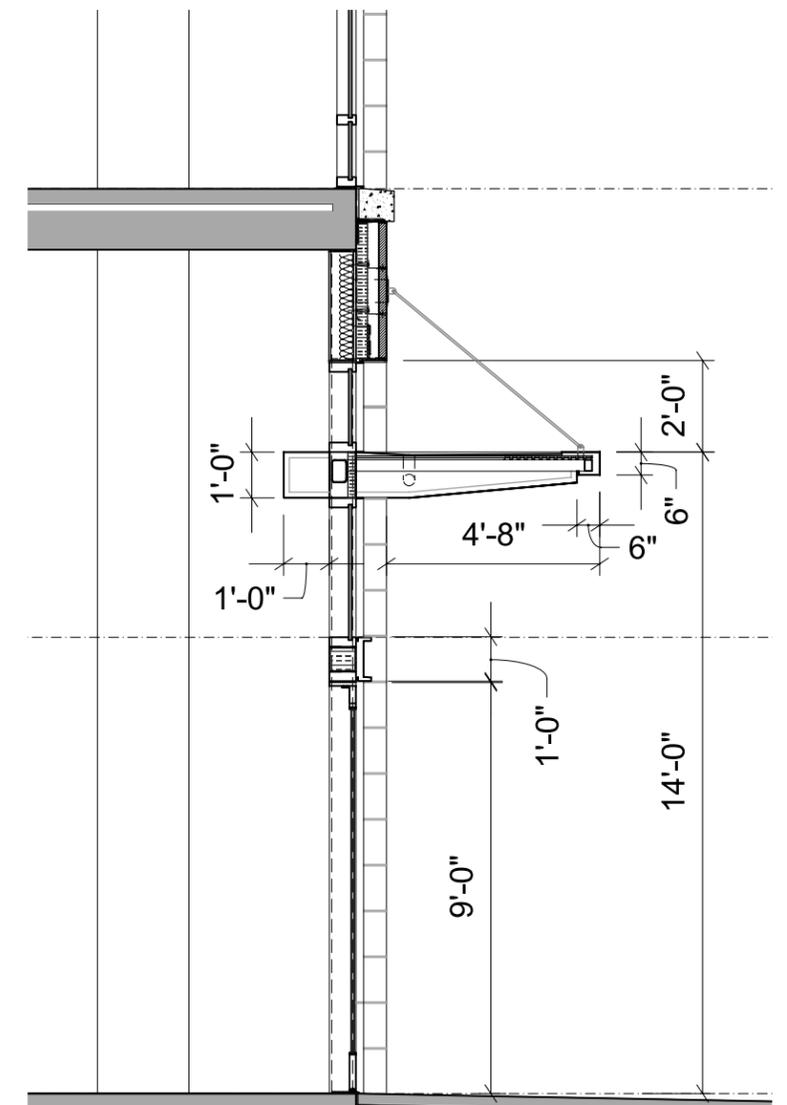
APPLICATION MATERIALS
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DETAIL PLANS AND ELEVATIONS



- GLASS TYPE 1
- METAL 1 WINDOW FRAME
- GLASS RAILING
- SLATE
- METAL 1 ANCHOR ROD
- METAL 1 CANOPY
- GLASS TYPE 2
- METAL 1 PANEL
- METAL 1 WINDOW FRAME
- WALL SCONCE 1
- METAL 1 FRAMED GLASS DOOR
- GLASS 2 SIDELIGHT
- BRICK



SECTION AT BALCONY

C. NORTH FACING RESTAURANT ENTRY ELEVATION



- RED BRICK
- SLATE
- STONE 1 & 1A
- METAL PANEL 1 (CHAMPAGNE METALLIC)
- METAL PANEL 2 (COPPER METALLIC)
- METAL PANEL 3 (TITANIUM METALLIC)
- METAL PANEL 4 (PLATINUM ICE)
- METAL PANEL 5 (DOVE GRAY)
- METAL PANEL 6 (PREFINISHED CORTEN STEEL)
- METAL PANEL 7 (MIDNIGHT BRONZE)
- GLASS 1 RESIDENTIAL (CLEAR LOW-E)
- GLASS 2-COMMERCIAL (LOW IRON)
- PRECAST 1
- PRECAST 2

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

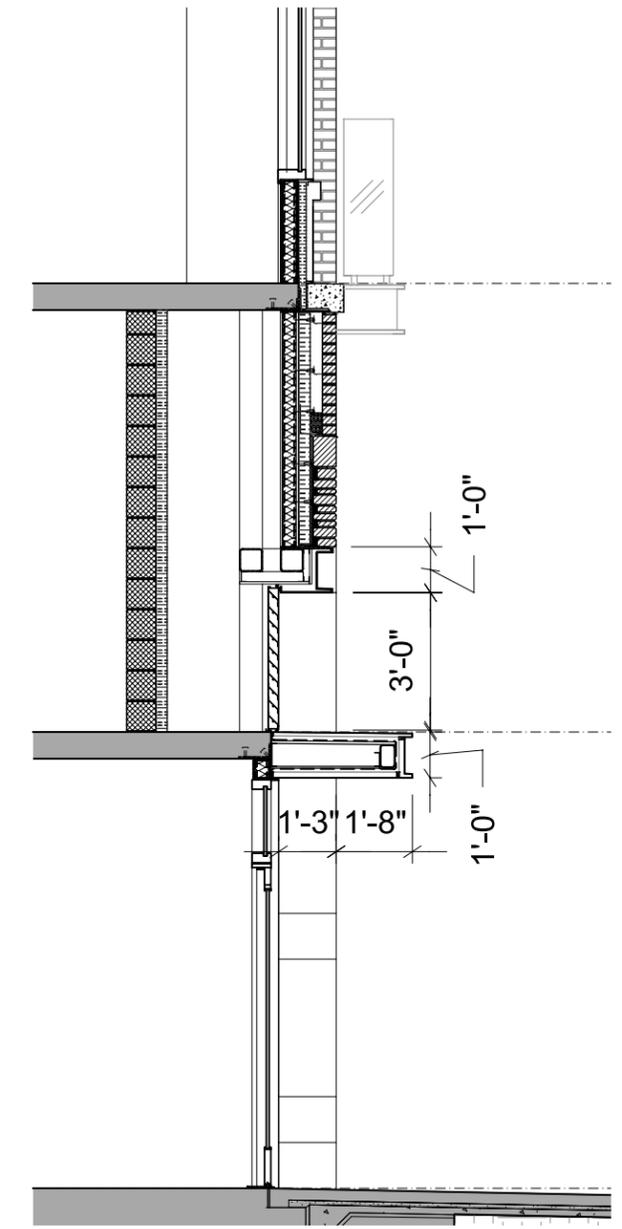
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DETAIL PLANS AND ELEVATIONS

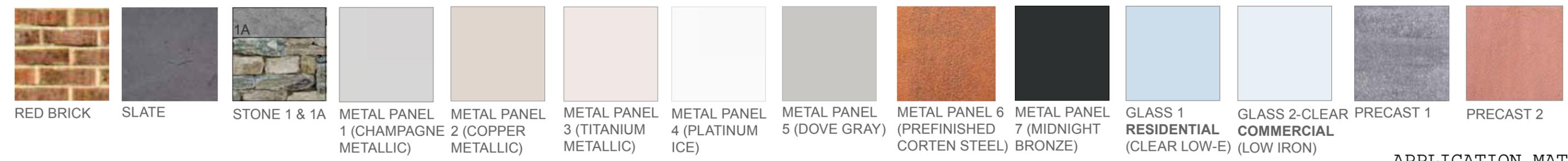


- GLASS TYPE 1
- METAL 1 WINDOW FRAME
- GLASS RAILING
- METAL 1 PANEL
- PRECAST 2 SILL
- BRICK
- STONE 1 WITH THERMAL FINISHED STONE 1A BANDING
- METAL 7 LOUVER
- METAL 1 CANOPY
- WALL SCONCE 2
- METAL 1 FRAMED GLASS DOOR
- GLASS 1 SIDELIGHT
- GLASS TYPE 1 WITH SHADOW BOX
- METAL 6 PANEL

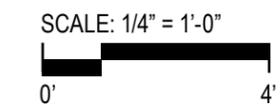


SECTION AT ENTRY

D. WEST FACING RESIDENTIAL ENTRY ELEVATION



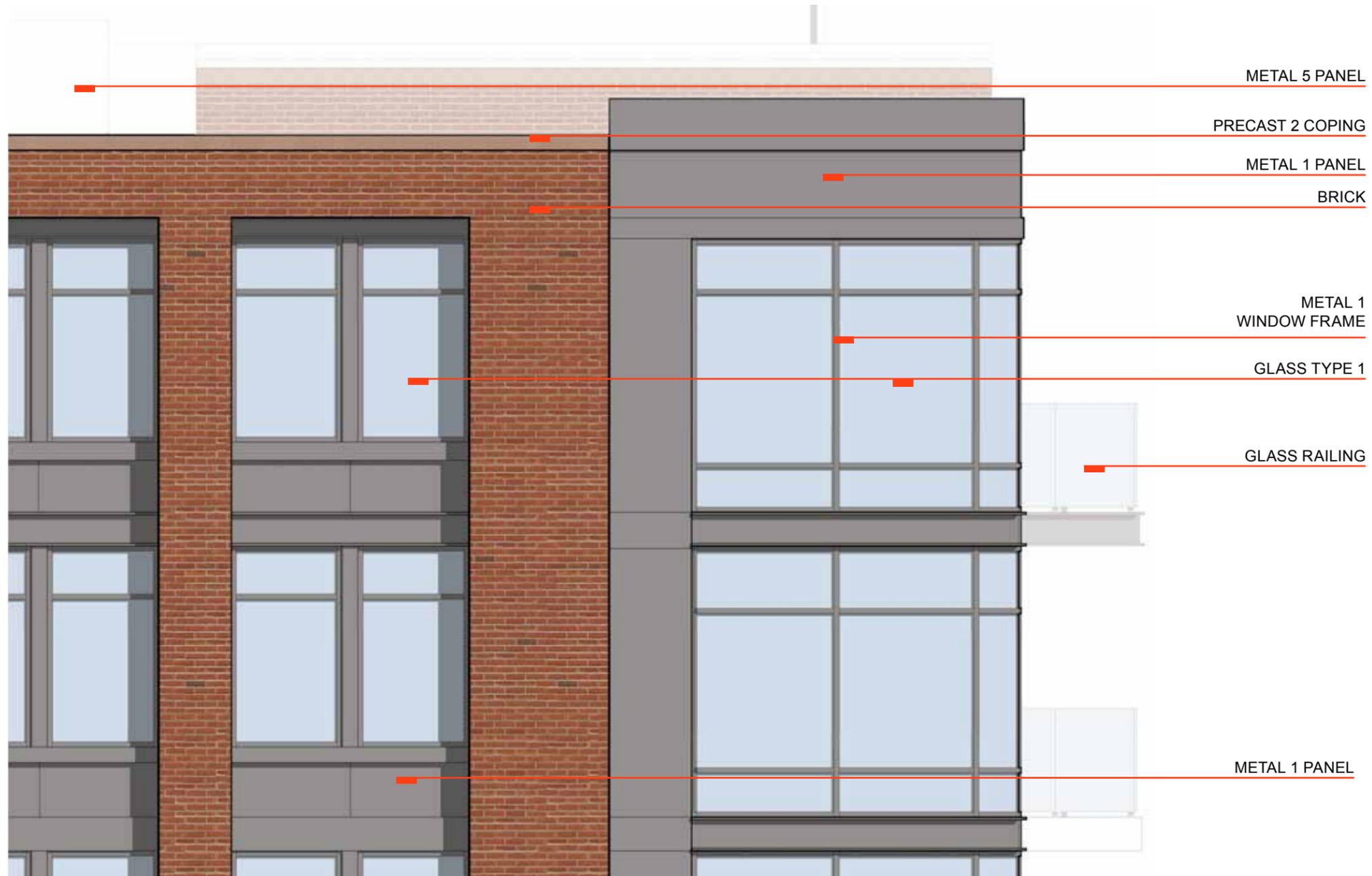
- RED BRICK
- SLATE
- STONE 1 & 1A
- METAL PANEL 1 (CHAMPAGNE METALLIC)
- METAL PANEL 2 (COPPER METALLIC)
- METAL PANEL 3 (TITANIUM METALLIC)
- METAL PANEL 4 (PLATINUM ICE)
- METAL PANEL 5 (DOVE GRAY)
- METAL PANEL 6 (PREFINISHED CORTEN STEEL)
- METAL PANEL 7 (MIDNIGHT BRONZE)
- GLASS 1 RESIDENTIAL (CLEAR LOW-E)
- GLASS 2-COMMERCIAL (LOW IRON)
- PRECAST 1
- PRECAST 2



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DETAIL PLANS AND ELEVATIONS



METAL 5 PANEL

PRECAST 2 COPING

METAL 1 PANEL

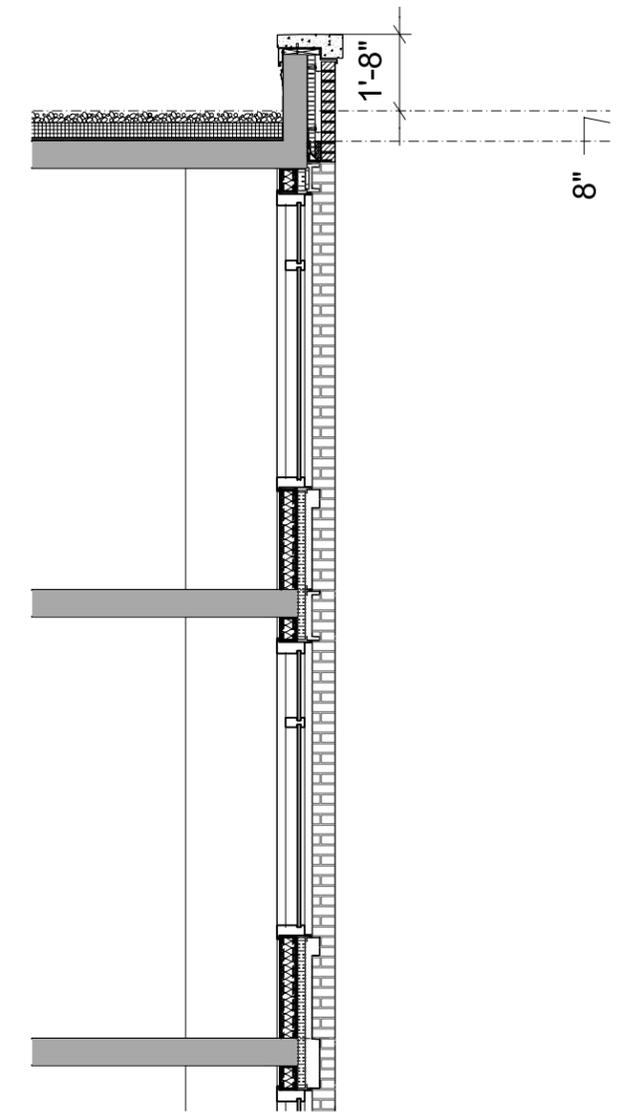
BRICK

METAL 1 WINDOW FRAME

GLASS TYPE 1

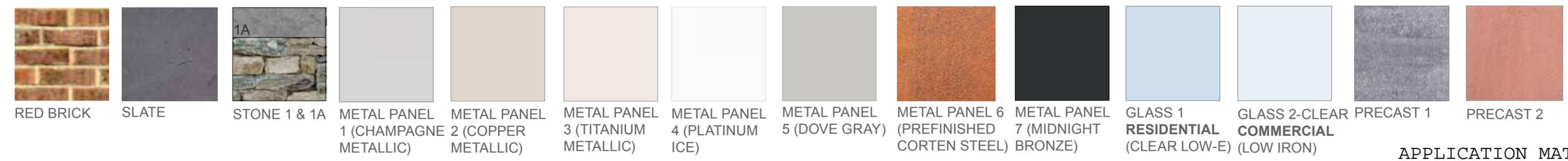
GLASS RAILING

METAL 1 PANEL



SECTION AT WINDOW

E. UPPER WINDOW ELEVATION



RED BRICK SLATE STONE 1 & 1A METAL PANEL 1 (CHAMPAGNE METALLIC) METAL PANEL 2 (COPPER METALLIC) METAL PANEL 3 (TITANIUM METALLIC) METAL PANEL 4 (PLATINUM ICE) METAL PANEL 5 (DOVE GRAY) METAL PANEL 6 (PREFINISHED CORTEN STEEL) METAL PANEL 7 (MIDNIGHT BRONZE) GLASS 1 RESIDENTIAL (CLEAR LOW-E) GLASS 2-CLEAR COMMERCIAL (LOW IRON) PRECAST 1 PRECAST 2

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

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DETAIL PLANS AND ELEVATIONS



SLATE

PRECAST 1 SILL

METAL 1 WINDOW FRAME

GLASS TYPE 1

METAL 1 PANEL

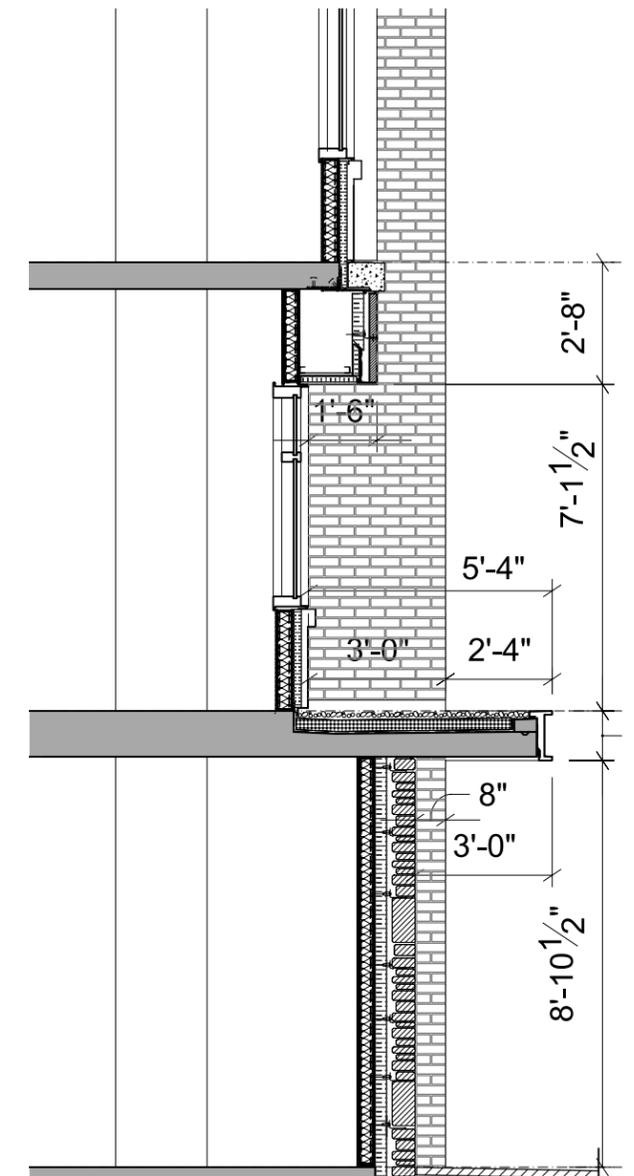
METAL 1 CANOPY

GLASS TYPE 2

WALL SCONCE 2

STONE 1 WITH THERMAL FINISHED STONE 1A BANDING

METAL 1 FRAMED GLASS DOOR



2'-8"

7'-1 1/2"

5'-4"

2'-4"

8"

3'-0"

8'-10 1/2"

F. SOUTH FACING GALLERY ENTRY ELEVATION

SECTION AT ENTRY



RED BRICK SLATE STONE 1 & 1A METAL PANEL 1 (CHAMPAGNE METALLIC) METAL PANEL 2 (COPPER METALLIC) METAL PANEL 3 (TITANIUM METALLIC) METAL PANEL 4 (PLATINUM ICE) METAL PANEL 5 (DOVE GRAY) METAL PANEL 6 (PREFINISHED CORTEN STEEL) METAL PANEL 7 (MIDNIGHT BRONZE) GLASS 1 RESIDENTIAL (CLEAR LOW-E) GLASS 2-CLEAR COMMERCIAL (LOW IRON) PRECAST 1 PRECAST 2

APPLICATION MATERIALS
BAR2015-00189/00190
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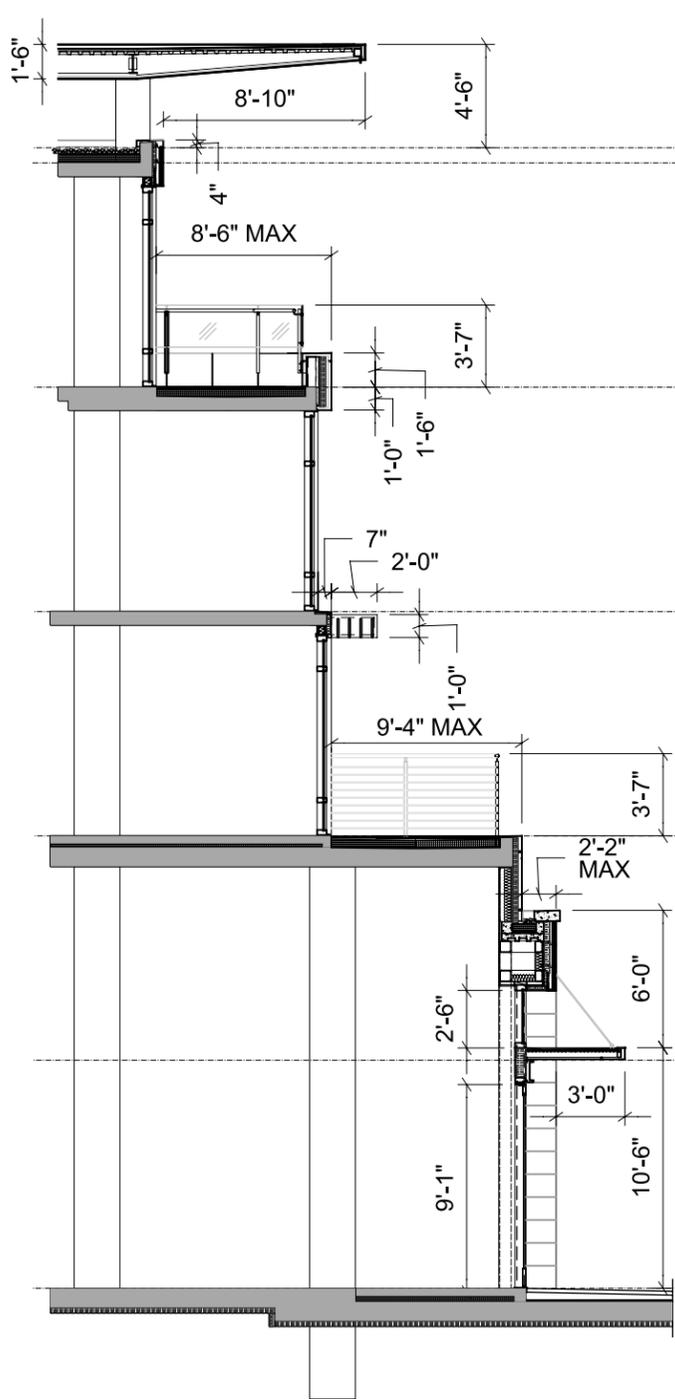
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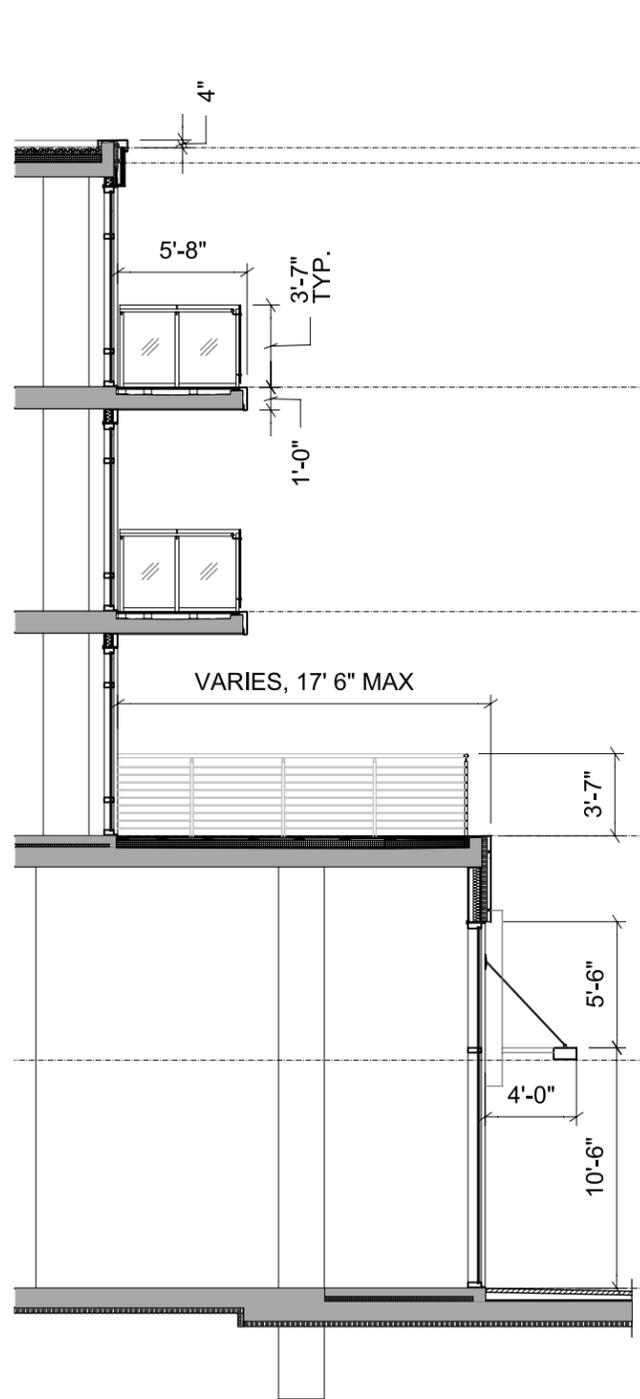
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

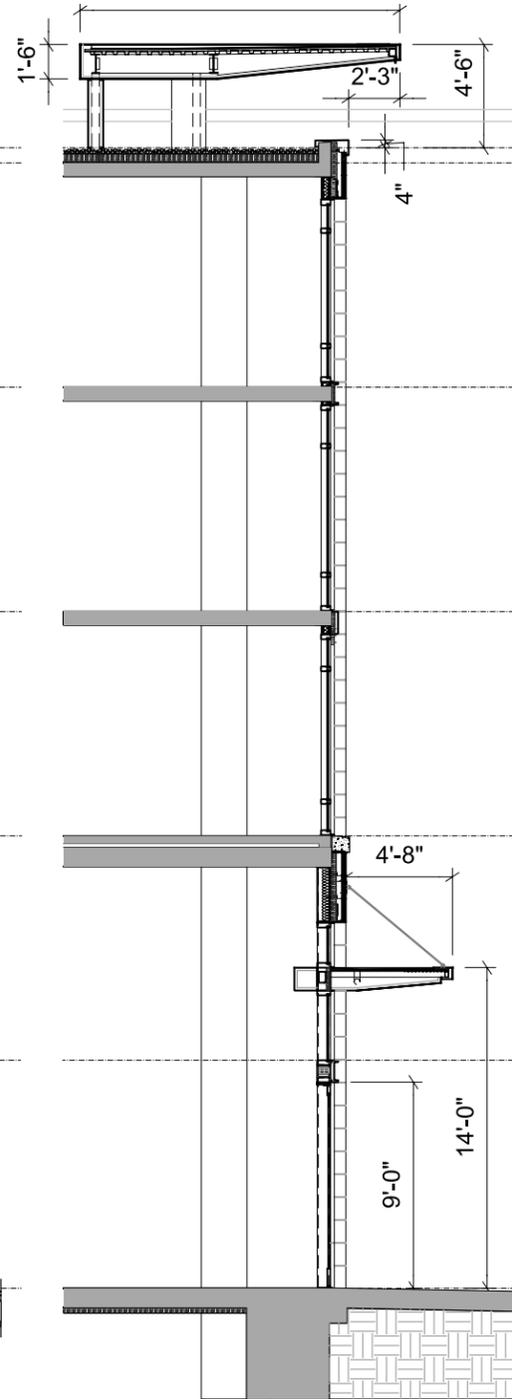
BUILDING 01 OVERALL SECTIONS



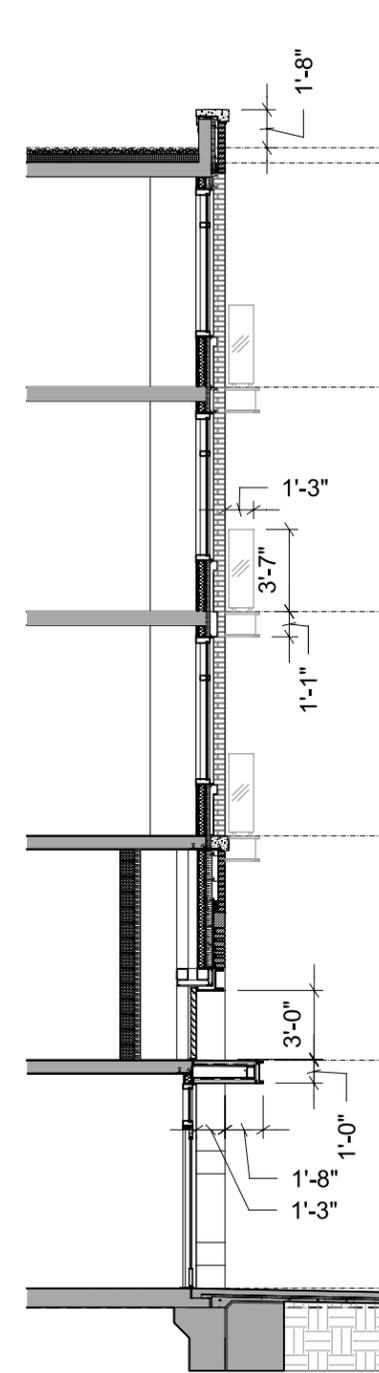
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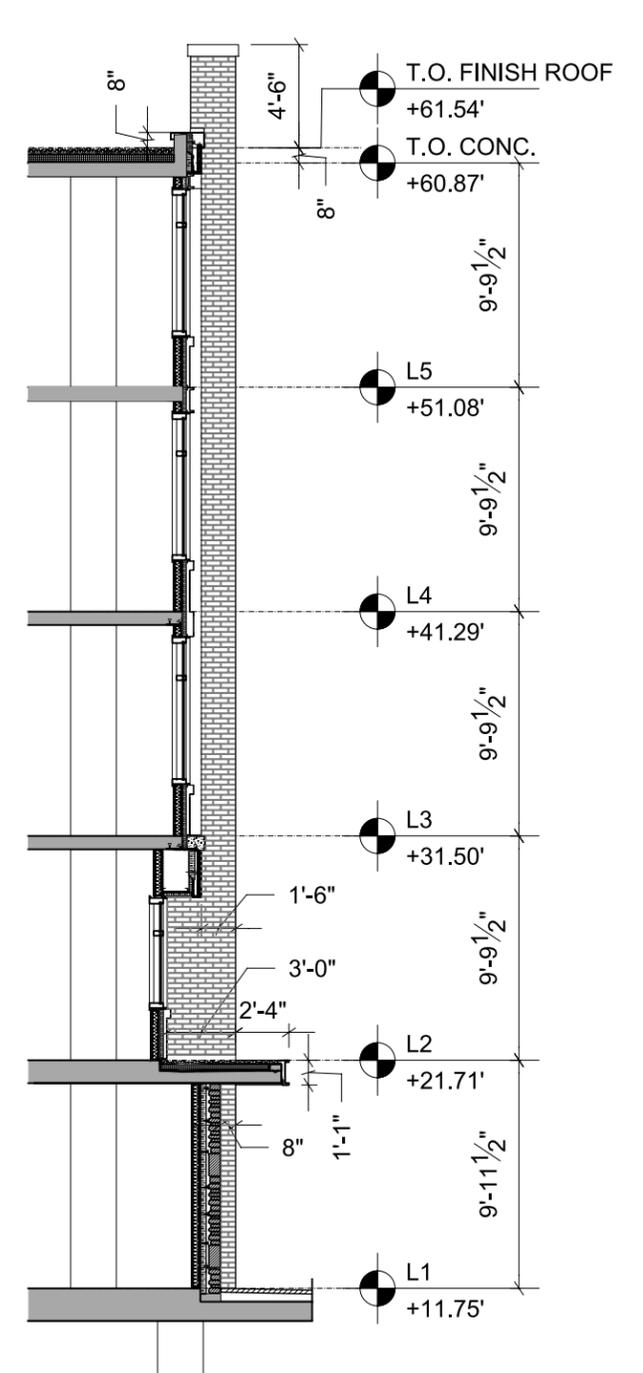
2. SECTION 2-2



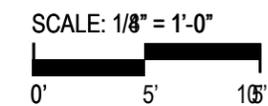
3. SECTION 3-3



4. SECTION 4-4



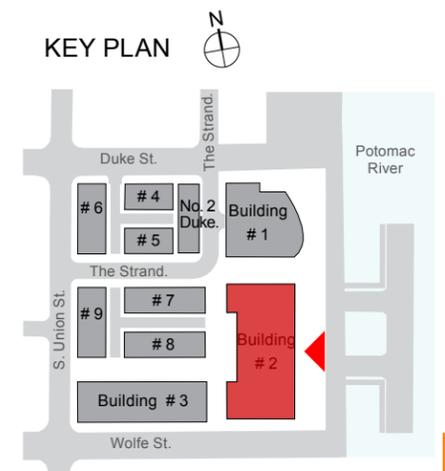
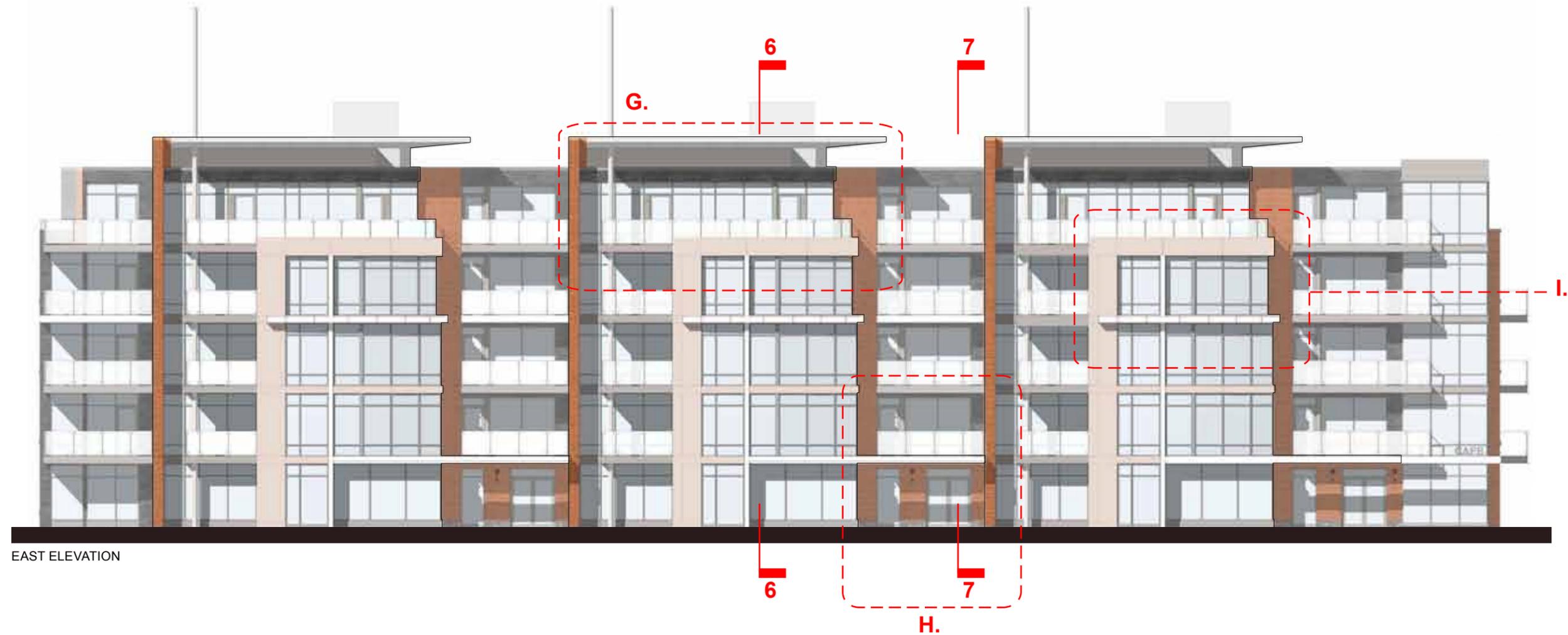
5. SECTION 5-5



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BUILDING 02 OVERALL ELEVATIONS

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 BAR2015-00189/00190
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BUILDING 02 OVERALL ELEVATIONS

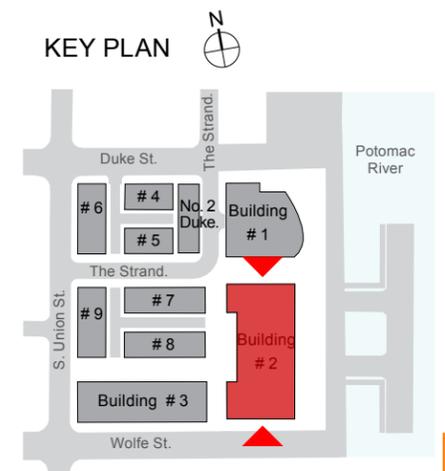
APPLICATION MATERIALS
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NORTH ELEVATION



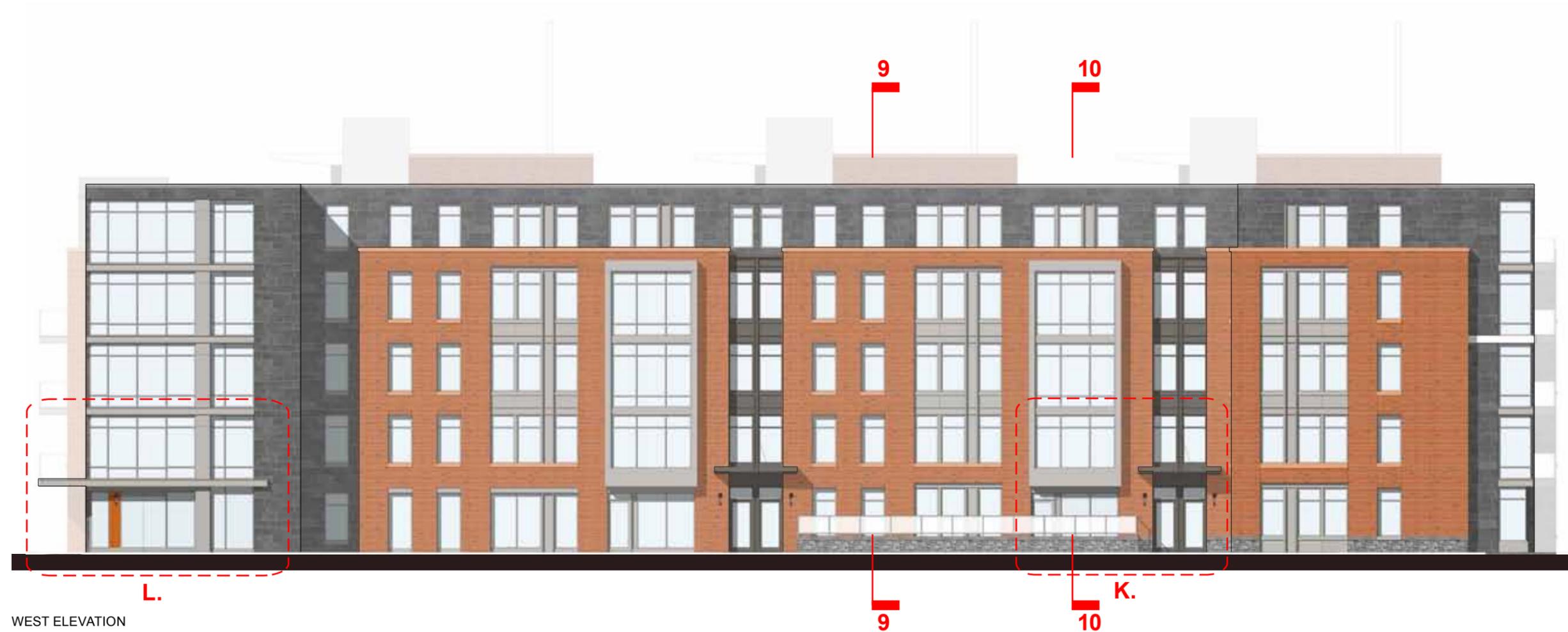
SOUTH ELEVATION



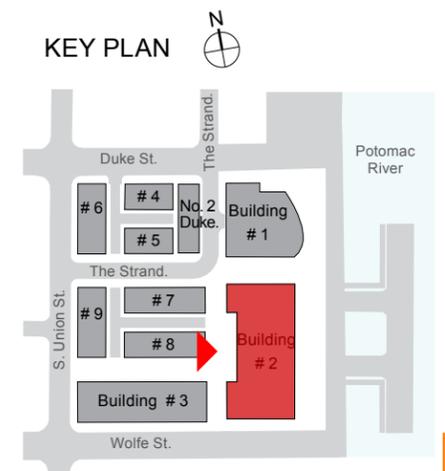
SCALE: 1/16" = 1'-0"
 0' 10' 20'

BUILDING 02 OVERALL ELEVATIONS

APPLICATION MATERIALS
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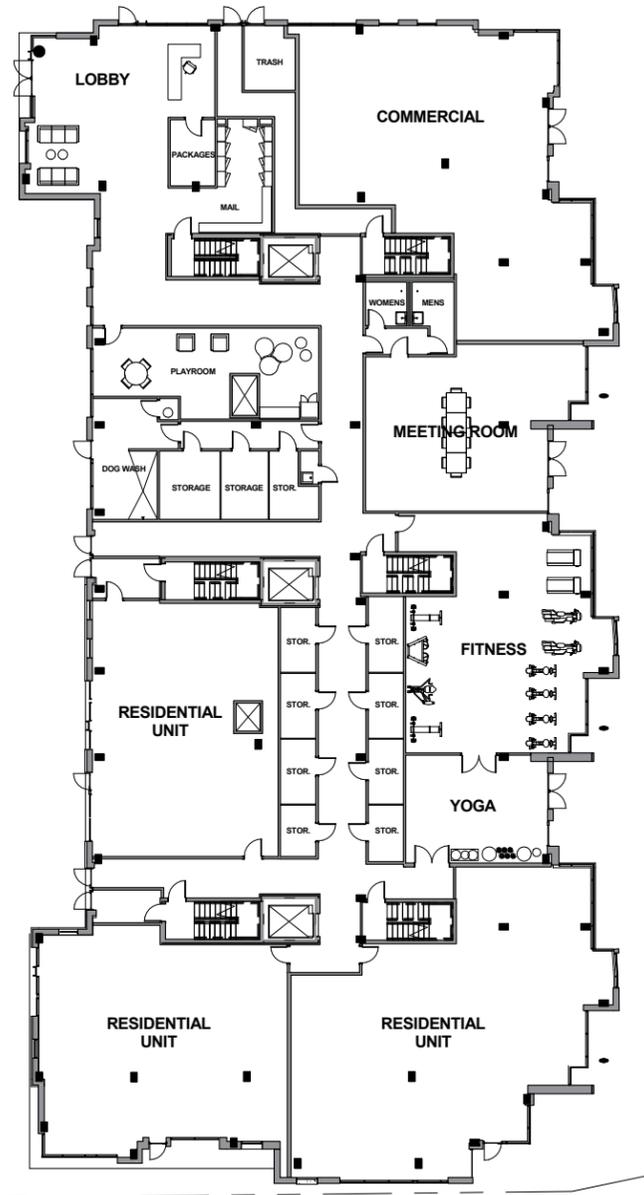


WEST ELEVATION

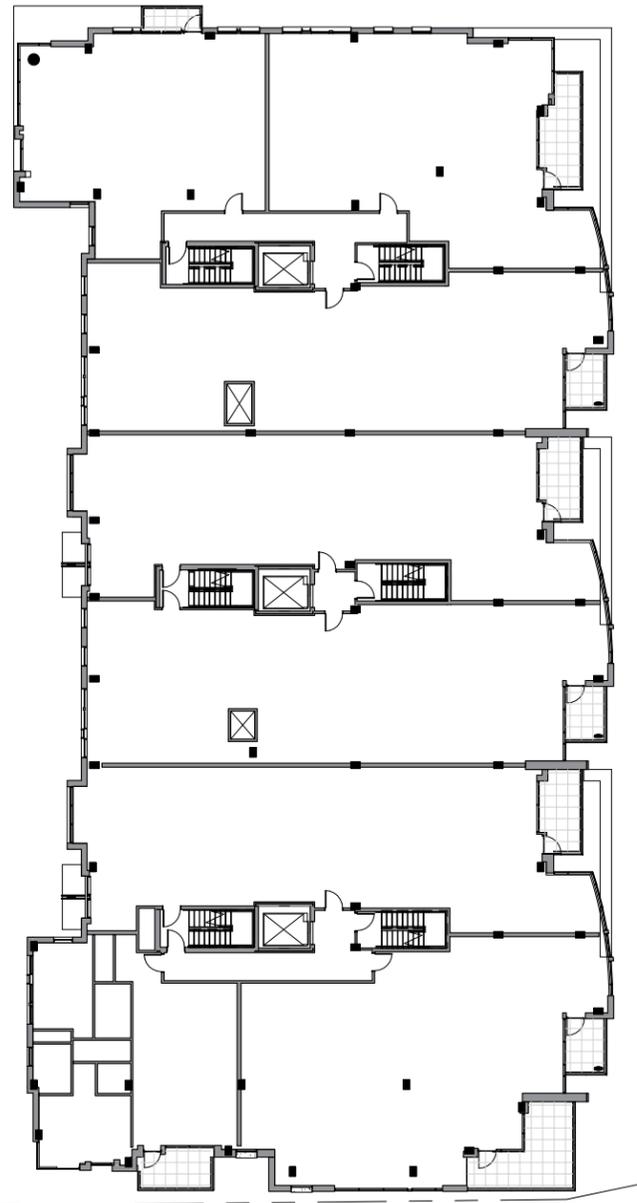


SCALE: 1/16" = 1'-0"
 0' 10' 20'

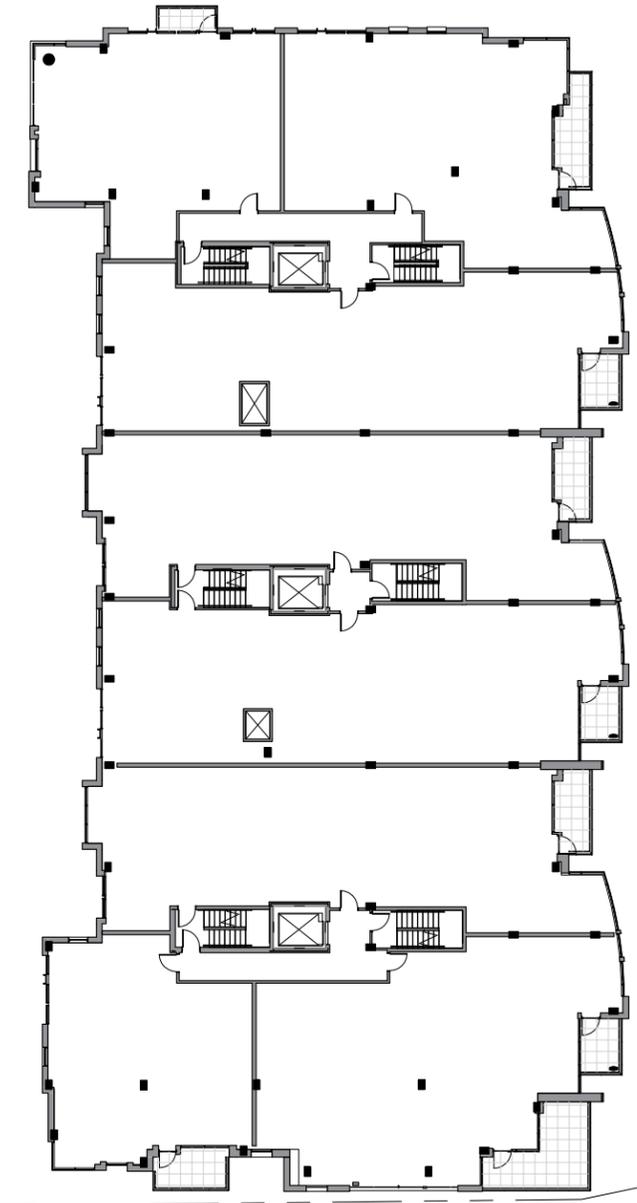
BUILDING 02 FLOOR PLANS



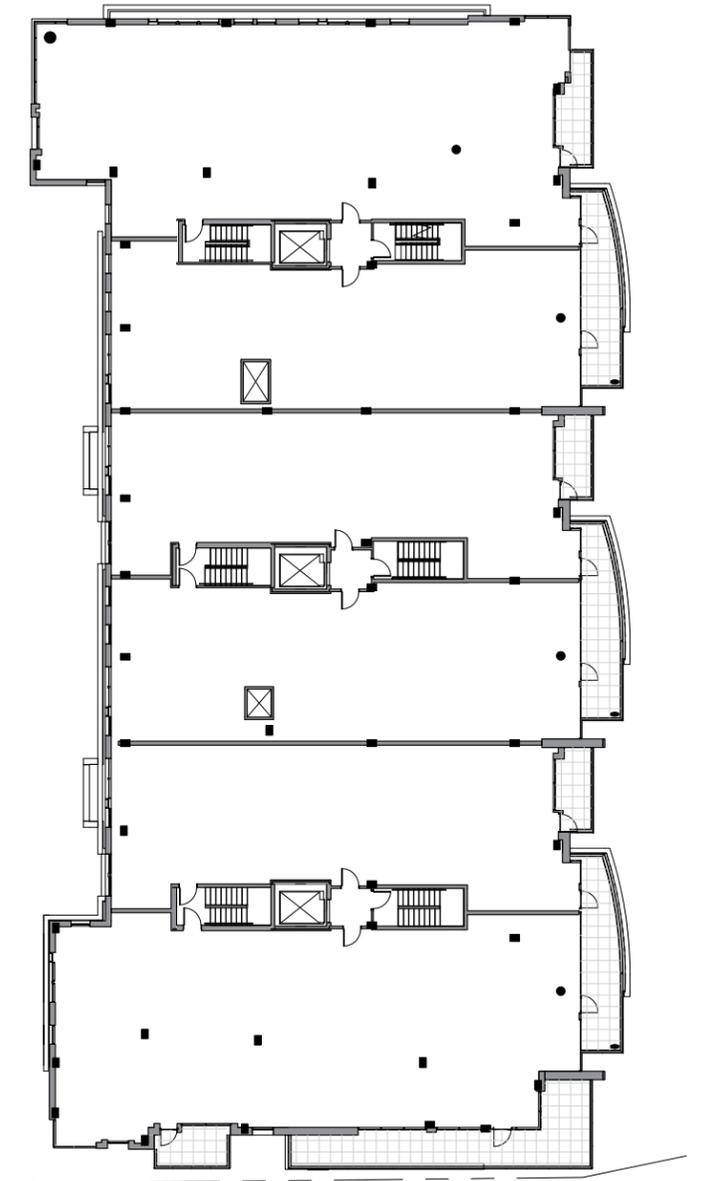
GROUND FLOOR PLAN



SECOND/THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

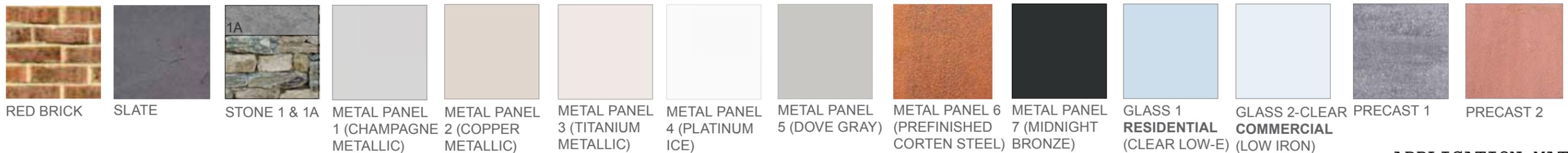


DETAIL PLANS AND ELEVATIONS



G. BALCONY ELEVATION

SECTION AT BALCONY



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

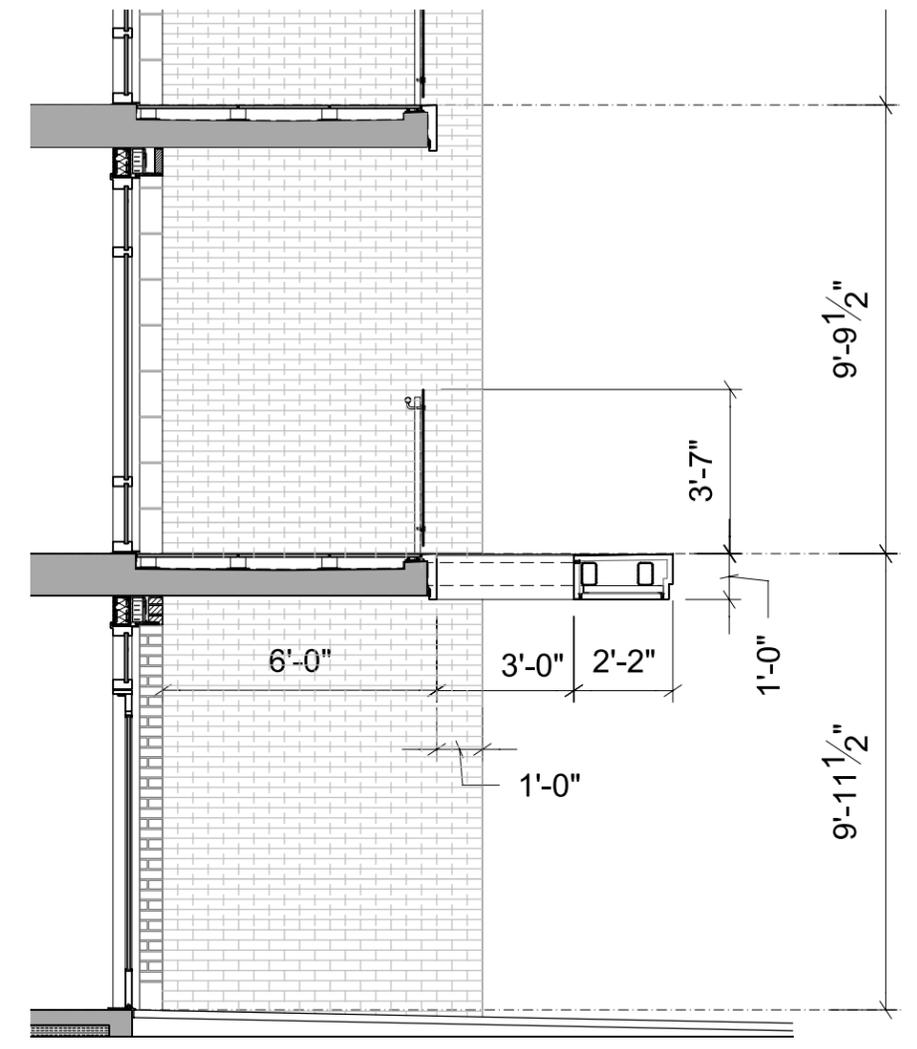
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DETAIL PLANS AND ELEVATIONS

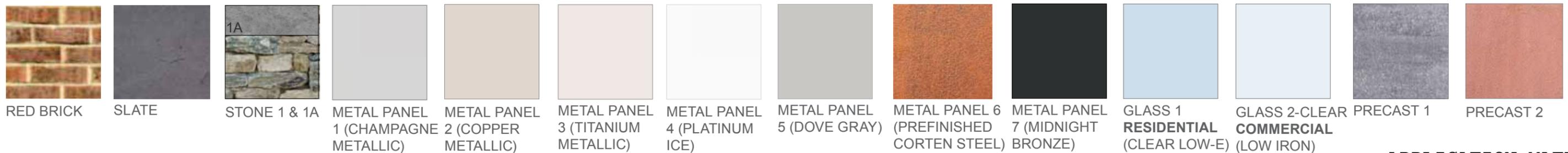


- GLASS TYPE 1
- METAL 1 FRAMED GLASS DOOR AND WINDOW FRAME
- BRICK
- GLASS RAILING
- METAL 4 CANOPY
- WALL SCONCE 2
- METAL 1 WINDOW FRAME AND PANEL
- METAL 1 FRAMED GLASS DOOR
- METAL 4 MAST
- STONE 1 WITH THERMAL FINISHED STONE 1A BANDING

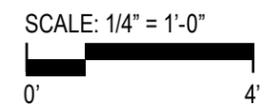


SECTION AT ENTRY

H. EAST FACING ENTRY ELEVATION



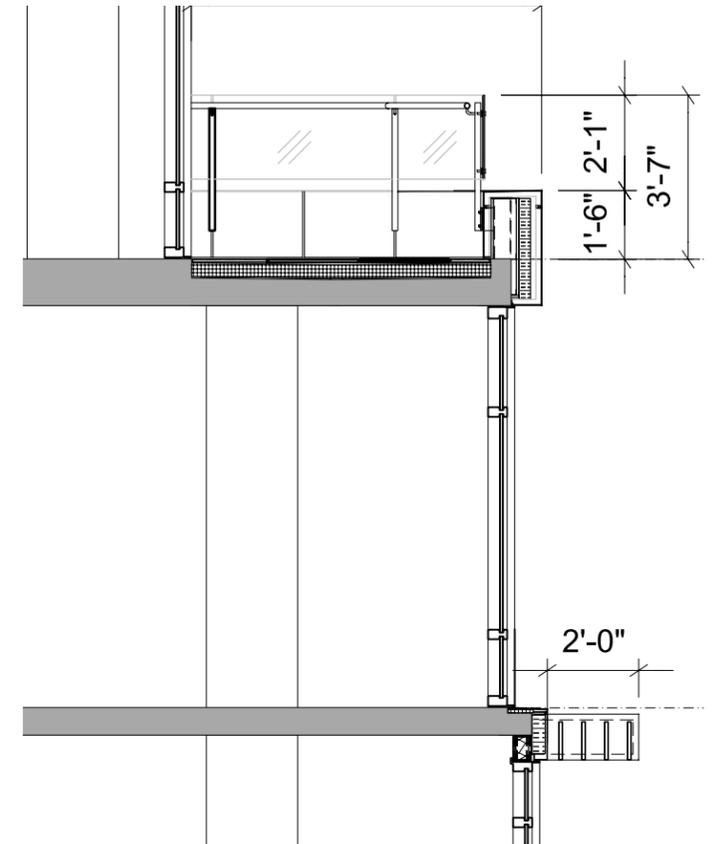
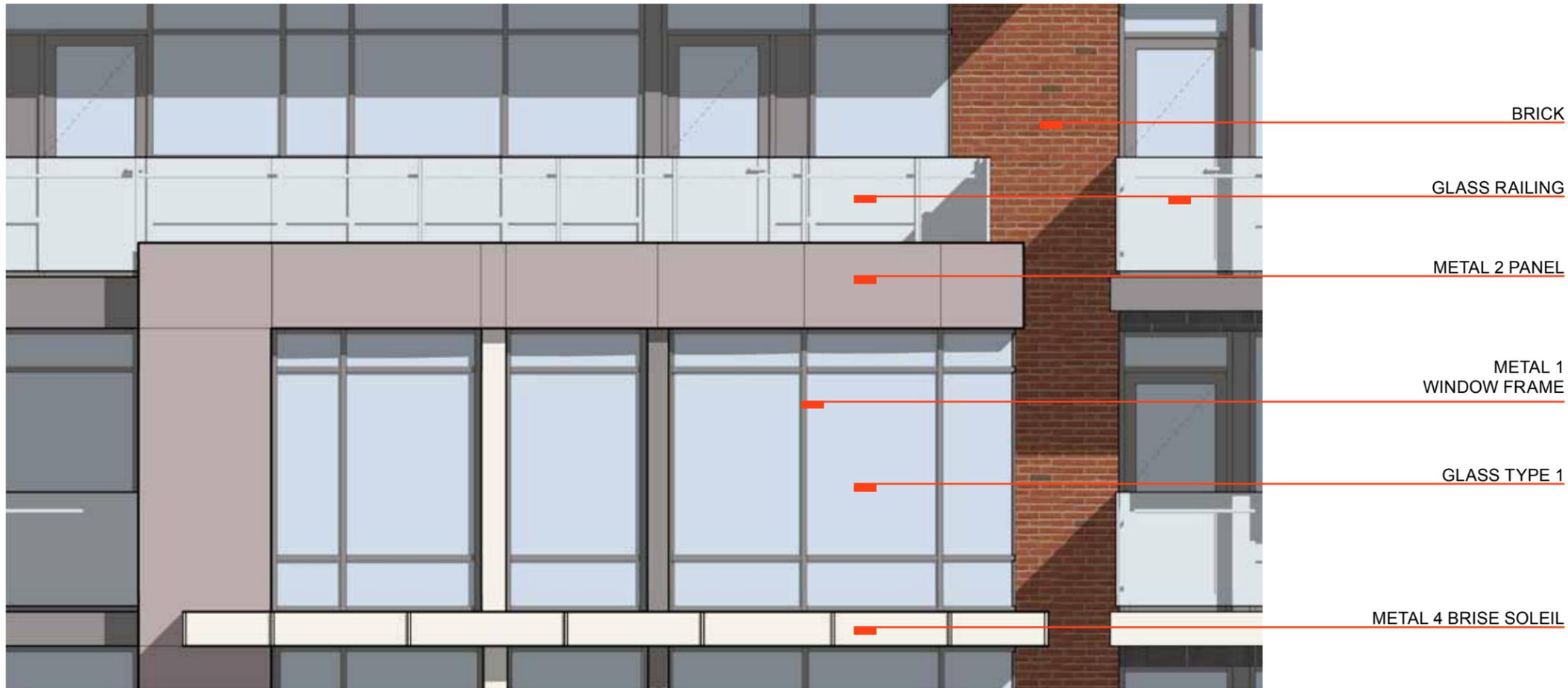
RED BRICK SLATE STONE 1 & 1A METAL PANEL 1 (CHAMPAGNE METALLIC) METAL PANEL 2 (COPPER METALLIC) METAL PANEL 3 (TITANIUM METALLIC) METAL PANEL 4 (PLATINUM ICE) METAL PANEL 5 (DOVE GRAY) METAL PANEL 6 (PREFINISHED CORTEN STEEL) METAL PANEL 7 (MIDNIGHT BRONZE) GLASS 1 RESIDENTIAL (CLEAR LOW-E) GLASS 2-CLEAR COMMERCIAL (LOW IRON) PRECAST 1 PRECAST 2



APPLICATION MATERIALS
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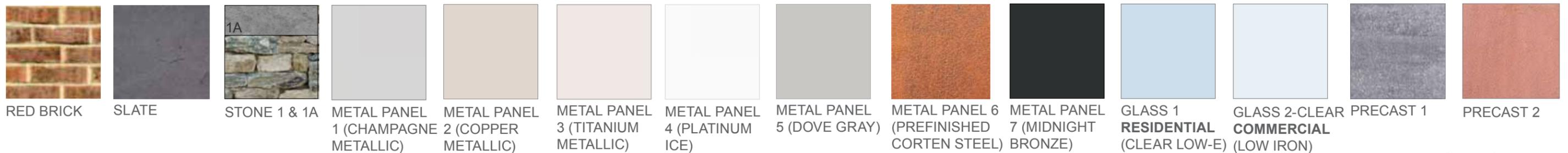
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DETAIL PLANS AND ELEVATIONS



I. EAST ELEVATION AT LEVEL 4

SECTION AT LEVEL 4



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



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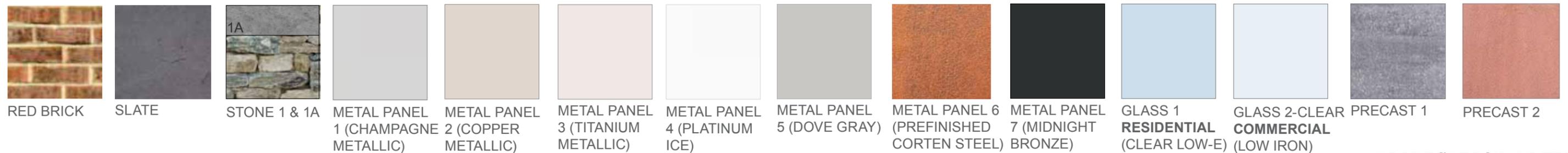
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DETAIL PLANS AND ELEVATIONS



J. SOUTH FACING BALCONY AND TERRACE ELEVATION

SECTION AT BALCONY AND TERRACE

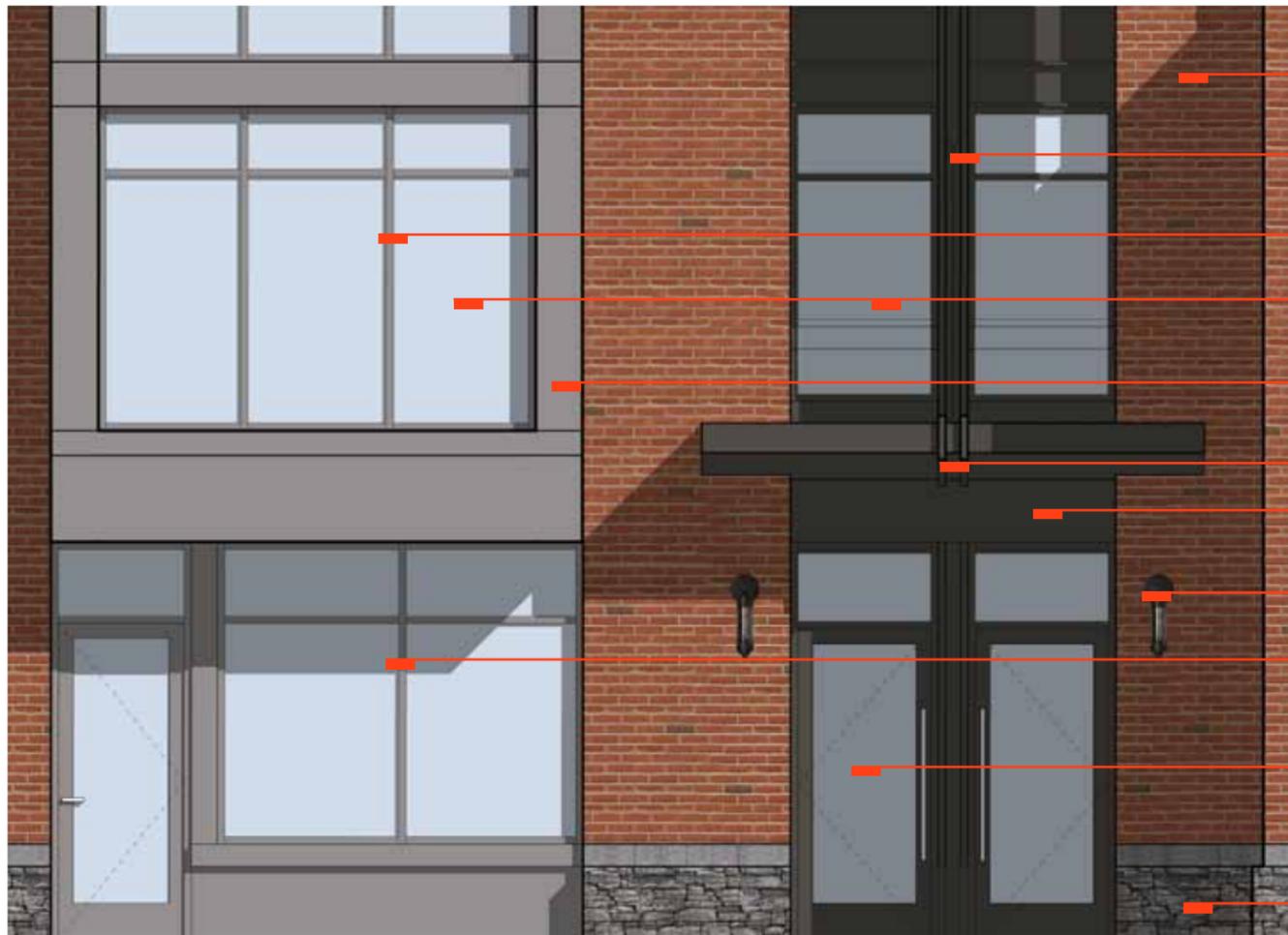


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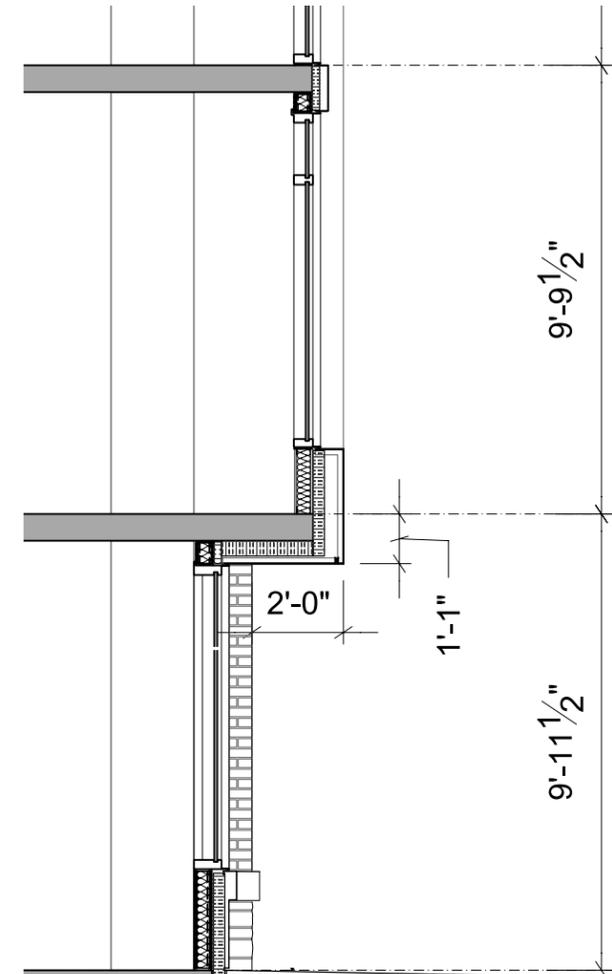
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DETAIL PLANS AND ELEVATIONS

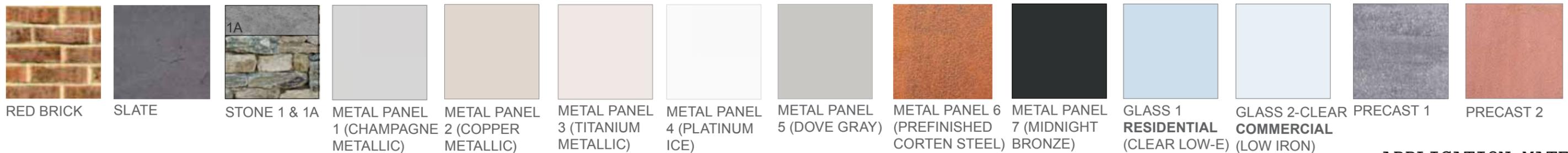


- BRICK
- METAL 7 WINDOW FRAME
- METAL 1 WINDOW FRAME
- GLASS TYPE 1
- METAL 1 WINDOW BAY
- METAL 7 ANCHOR ROD
- METAL 7 CANOPY
- WALL SCONCE 2
- METAL 1 PANEL
- METAL 7 FRAMED GLASS DOOR
- STONE 1 WITH THERMAL FINISHED STONE 1A BANDING



SECTION AT ENTRY

K. SECONDARY RESIDENTIAL ENTRY ELEVATION

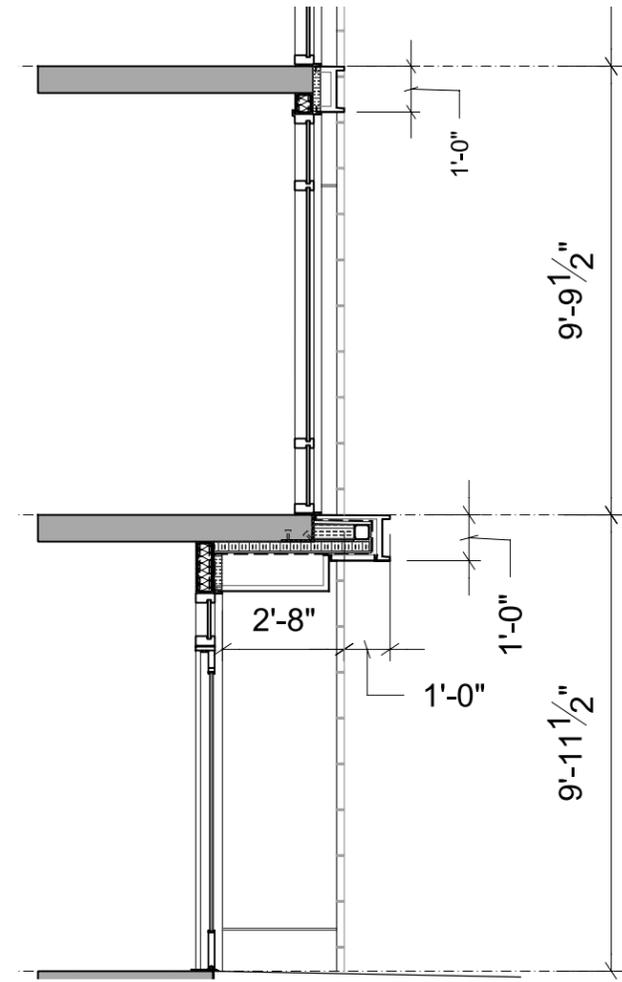


SCALE: 1/4" = 1'-0"



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DETAIL PLANS AND ELEVATIONS

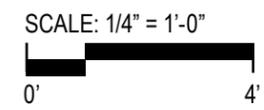


L. MAIN RESIDENTIAL ENTRY ELEVATION

SECTION AT ENTRY



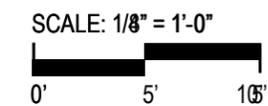
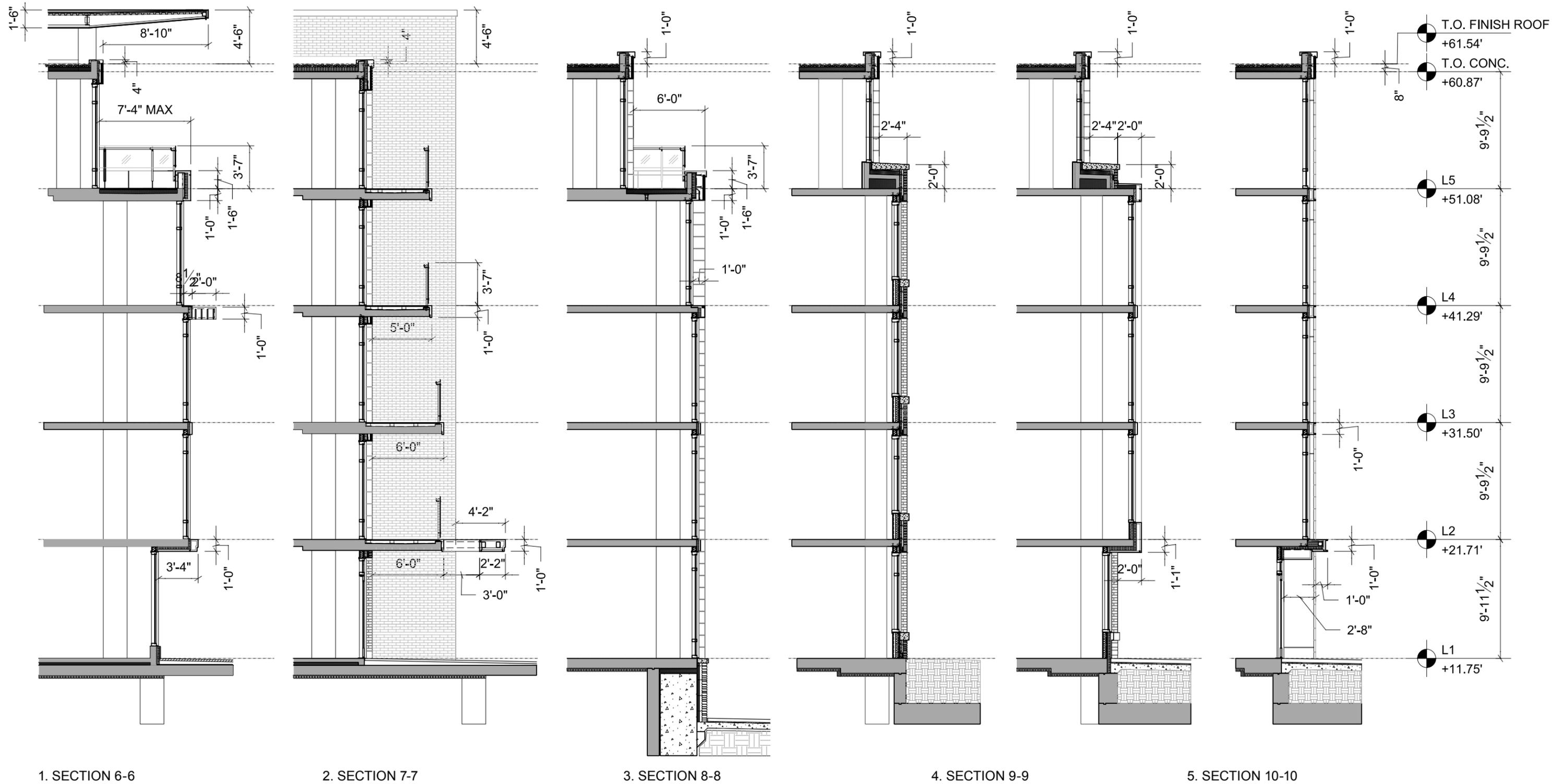
RED BRICK SLATE STONE 1 & 1A METAL PANEL 1 (CHAMPAGNE METALLIC) METAL PANEL 2 (COPPER METALLIC) METAL PANEL 3 (TITANIUM METALLIC) METAL PANEL 4 (PLATINUM ICE) METAL PANEL 5 (DOVE GRAY) METAL PANEL 6 (PREFINISHED CORTEN STEEL) METAL PANEL 7 (MIDNIGHT BRONZE) GLASS 1 (CLEAR LOW-E) GLASS 2-CLEAR (LOW IRON) PRECAST 1 PRECAST 2



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BUILDING 02 OVERALL SECTIONS



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WALL SCONCE 1 - RESTAURANT



GRAND EDISON GLASS SCONCE
\$309

Inspired by industrial lamps from a bygone era, our sconce combines a steel cage and sleek back plate for sophisticated illumination outdoors.

Hide product details.

- Made of stamped steel with a glass shade and a ceramic socket
- Hand-distressed gunmetal finish
- Uses one 40W max. tube bulb; includes one T8 Filament Bulb
- Dimmer switch compatible
- Wet UL listed; suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire; professional installation recommended
- Hangs vertically; install with shade pointing up or down

Dimensions
Overall: 5"W x 5"D x 18"H
Weight: 3.5 lbs.



WALL SCONCE 2 - RESIDENTIAL ENTRANCES



Crockett Industrial Sconce Item #A5736

<http://www.rejuvenation.com/s/cizv>

Specification Detail

Item #	A5736-OB	Width	7"
Color	Oil-Rubbed Bronze	Height	19-1/4"

Projection
7"

UL Listing
UL Listed Damp

Wattage
60W

Number of sockets
1

WALL SCONCE 3 - RESIDENTIAL BALCONIES

STARBOARD SCONCE - MINI
\$199 - \$209

With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

Dimensions
Overall: 5½"L x 4½"D x 10"H
Backplate: 4½" diam., ¼"D



Finish Options



GARAGE AND LOADING DOCK DOOR



ARM-R-LITE
DOOR MANUFACTURING CO., INC. • SINCE 1958 •

USA-Made Residential & Commercial
Garage Doors.

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Blog

Aluminum and Glass Overhead Sectional Door –
Electra Model

The Electra model welded aluminum and glass overhead sectional door was specially designed for exceptional beauty, superior strength, maximum visibility and high light transmission. **Extra-strong, narrow sight line** hollow aluminum extrusions are shaped and welded together to produce this effect. [Click here](#) to compare the Electra, Titan, and Custom CI Models.



Electra model shown with insulated glazing and 3-3/8" meeting rails

WINDOW SYSTEM

Peerless **G251/G261**

G251-G261
Casement Outswing AW-PG100-C / Casement Inswing AW-PG80-C
Thermal Aluminum Window



BENEFITS

ARCHITECT

- Energy Savings*
- Unique .363/.349 (251/261) U Value for an AW casement window
 - Less than many aluminum thermal casement windows
- Third Party Certifications*
- AAMA – certified window for performance
 - IGCC – certified insulating glass for long life
- Design Flexibility*
- Unique frame design allows for multiple selection of glass types to meet low U values
- Finish and Color Choices*
- Exterior and interior colors can be different
 - Standard or anodize paint colors

INSTALLER

- Frame Choice*
- Continuous head/sill/jamb eliminate mullions
 - Flange designs can eliminate field trimming
- Field Labor Reductions*
- Easy-to-remove glass film keeps glass clean
 - Dry exterior gaskets ensures interior reglazing



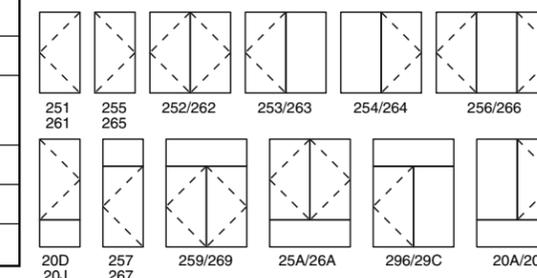
BUILDING OWNER

- Building Security*
- One handle engages all vent perimeter locks
 - Optional key-operated handle equals no opening
- Low Maintenance*
- Vent hardware easy to adjust, if necessary
 - Durable metal handles and hinges for long life

CERTIFICATION	G251	G261
AAMA standard/specification	A440-08	A440-08
Minimum test size	36" x 60"	48" x 71"
Air infiltration rate @6.24 psf	.1 cfm/sq.	.1 cfm/sq.
Water test pressure	15 psf	15 psf
Structural load test pressure	150 psf	120 psf
*U Value	.363	.349

*Test glass – 1/4" soft Low E x Argon x 1/4"

TYPICAL CONFIGURATIONS
For Casement Windows



APPLICATION MATERIALS
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MECHANICAL SCREEN



NOTE: The documents below are in pdf format. To download the Word document, click [here](#) to login to the e-CENTRIA Portal

- Product Specifications
- Load Span Tables
- Green / Sustainability
- Product Options
- Integrated Options
- Coatings
- Promo Details
- Tech Data Sheets

Profile Series IW Series Concealed Fastener Profiles IW-14A

IW Series concealed fastener panels have no exposed fasteners for a clean, unbroken aesthetic in a variety of stucco embossed or smooth finishes. **Zinc** panels are available in smooth, non-embossed finish. The panels also feature a common lock-joint design that makes interesting visual effects possible, as well as the ability to be installed vertically or horizontally.

CONTACT CENTRIA

Features:

- **Substrates:**
 - 18 [1.19mm], 20 [.91mm], 22 [.76mm] gage G90 galvanized steel, Aluminum & Stainless Steel
 - Optional .040" [1mm] & .050" [1.27mm] aluminum
 - Optional .22" [.76mm] gage stainless steel
 - Optional .039" [1mm] **zinc**
- **Surface Finish:**
 - Smooth - standard
 - Non-directional embossing - optional
 - Smooth only for **zinc**
- **Panel Depth:**
 - 1 1/2" [38mm]
- **Panel Width:**
 - 12" [305mm]
- **Panel Lengths**
 - 5 ft. [1.52m] to 30 ft. [9.14m] standard
 - 10 ft. [3.05m] maximum for **zinc**
 - For shorter & longer lengths contact CENTRIA

