

ADDRESS OF PROJECT: 2 Duke Street

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: gshron@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

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

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

New construction of Building 3 of the Robinson Terminal South project approved by City Council under DSUP 2014-0006.

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.

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. (See plans submitted with DSUP #2014-0006)
 - ☐ ☒ FAR & Open Space calculation form. (See plans submitted with DSUP #2014-0006)
 - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. (See photos submitted with DSUP #2014-0006)
 - ☐ ☒ 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. (Previously provided)

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

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

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


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

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: August 17, 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		
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		
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		
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.

August 17, 2015
Date

Jonathan P. Rak
Printed Name


Signature

ROBINSON LANDING
Alexandria, VA

BUILDING 03

AUGUST 17, 2015

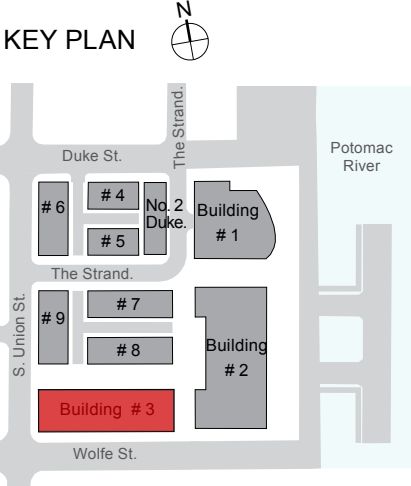
APPLICATION MATERIALS
2 Duke St
BAR2015-00269
8/17/2015



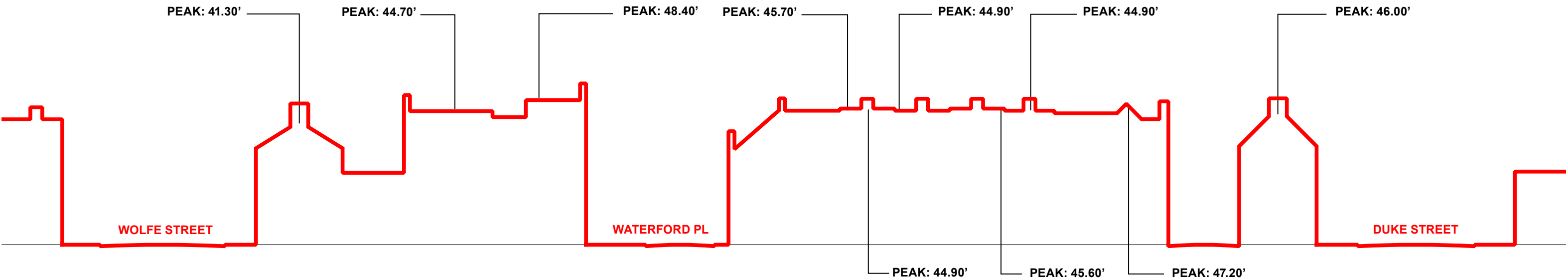
ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

1

SITE PLAN



S. UNION STREET - WEST ELEVATION

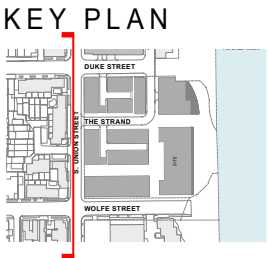


SILHOUETTE

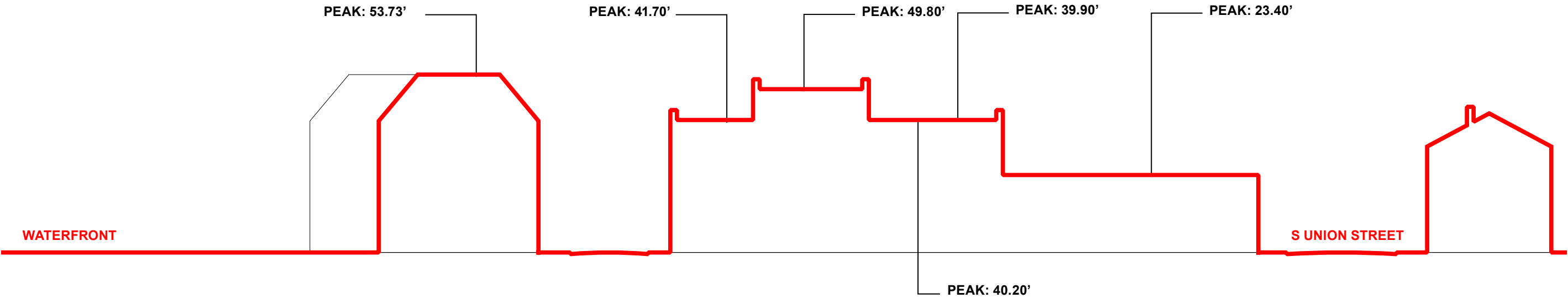


PHOTO-MONTAGE

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.



WOLFE STREET - SOUTH ELEVATION



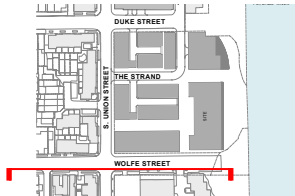
SILHOUETTE



PHOTO-MONTAGE

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



SITE ELEVATIONS



SOUTH UNION STREET

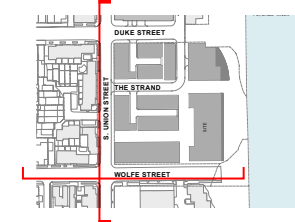


WOLFE STREET

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.

SCALE: 1" = 50'-0"

KEY PLAN







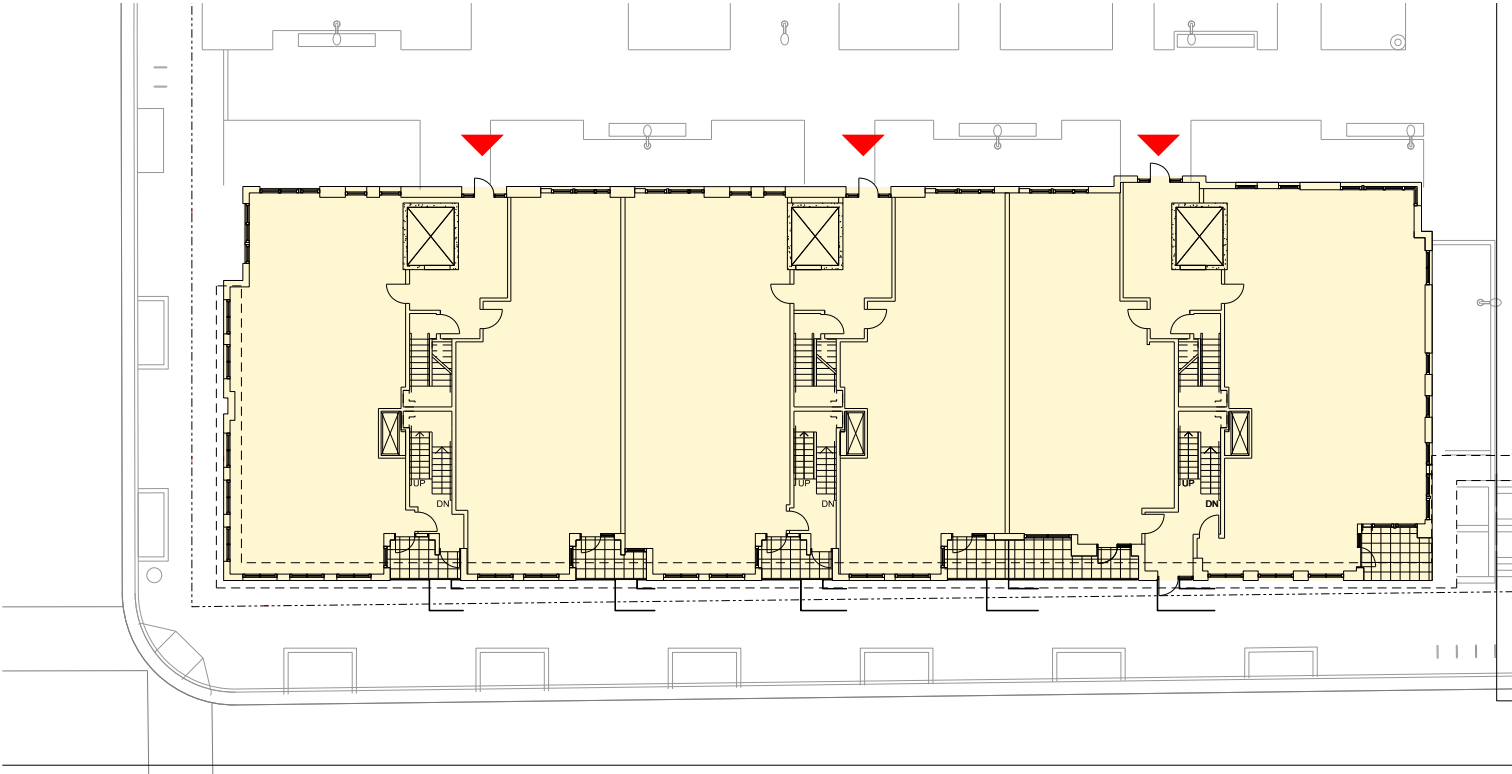




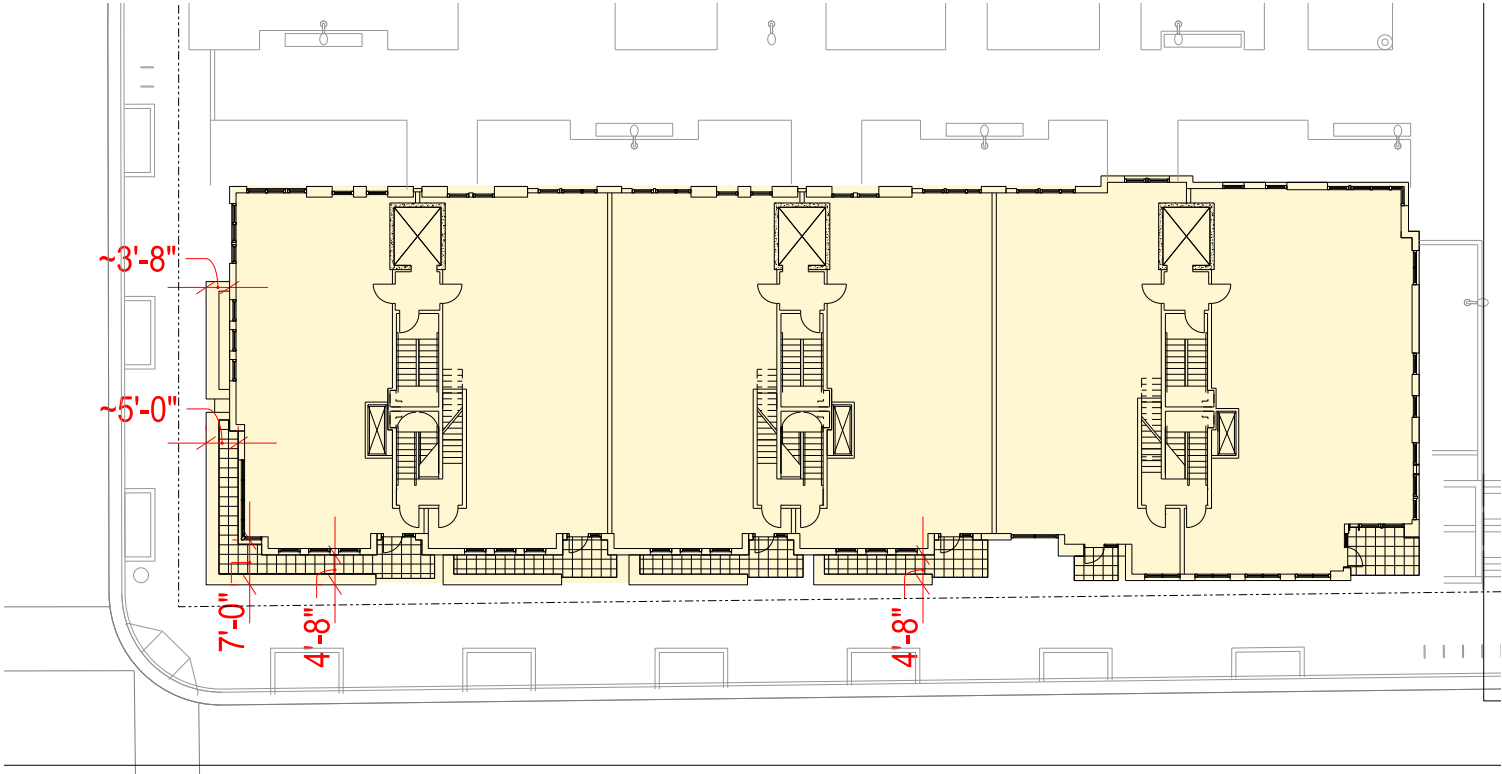




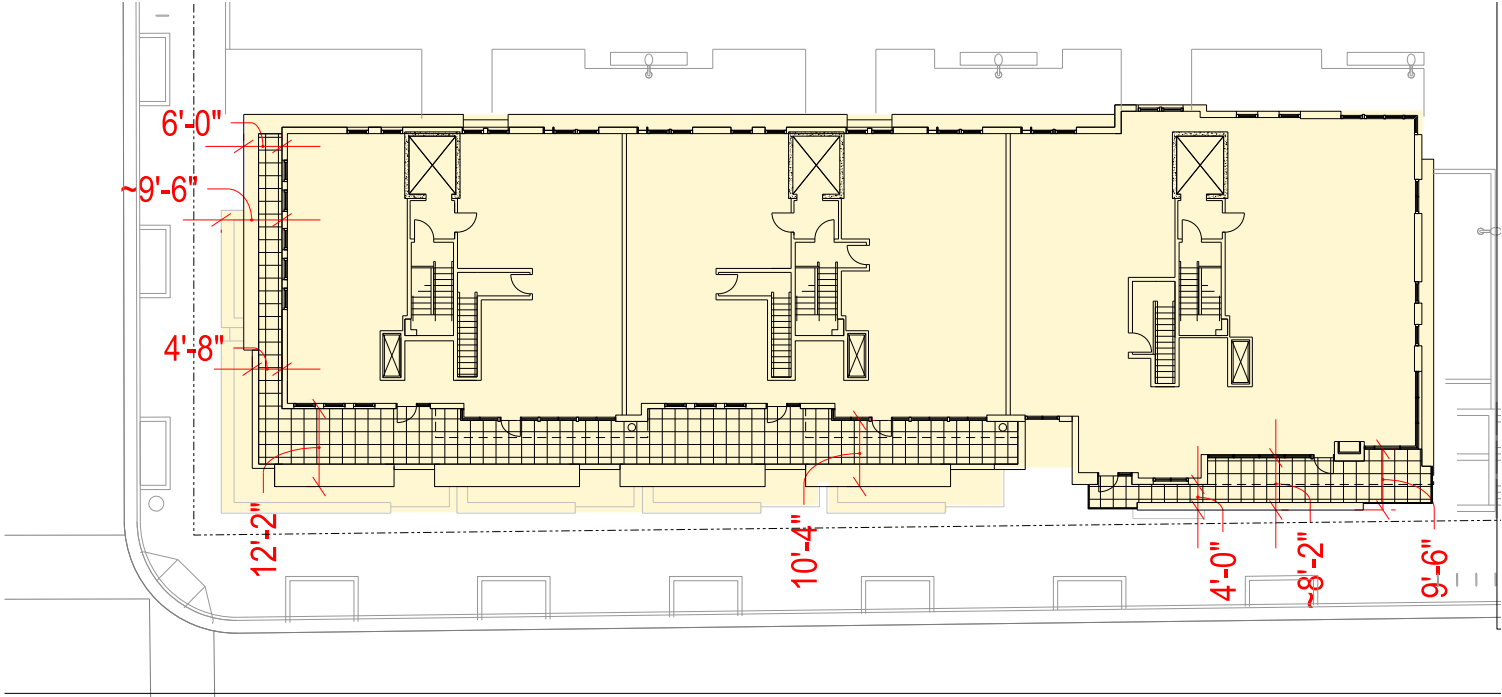
BUILDING SETBACK PLANS



GROUND FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN

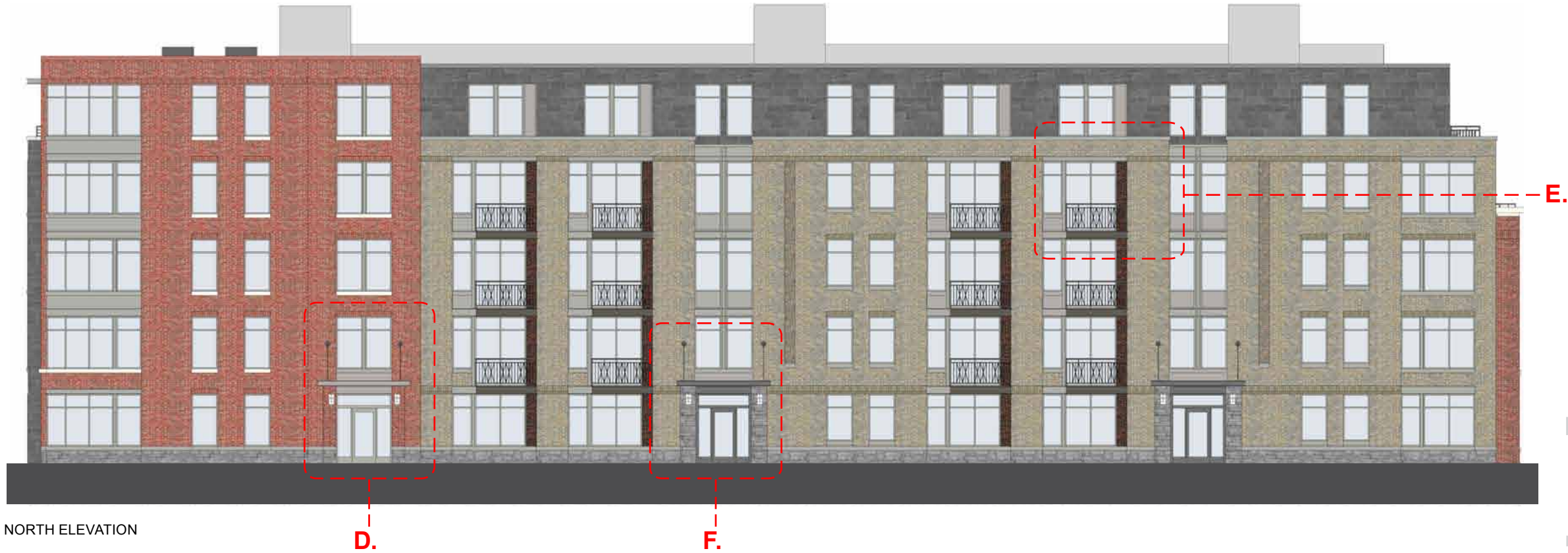
SCALE: 1" = 15'-0"



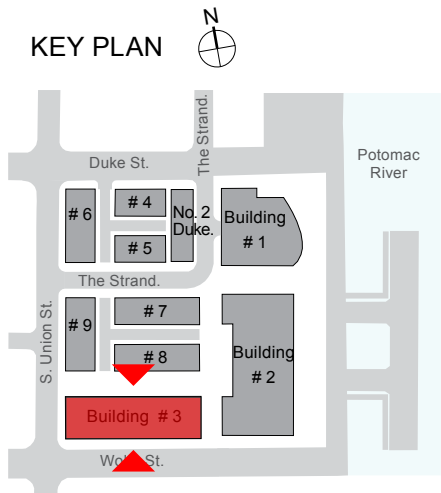
OVERALL ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



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

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

OVERALL ELEVATIONS

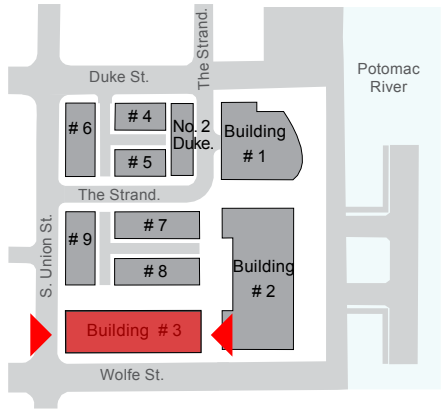


EAST ELEVATION

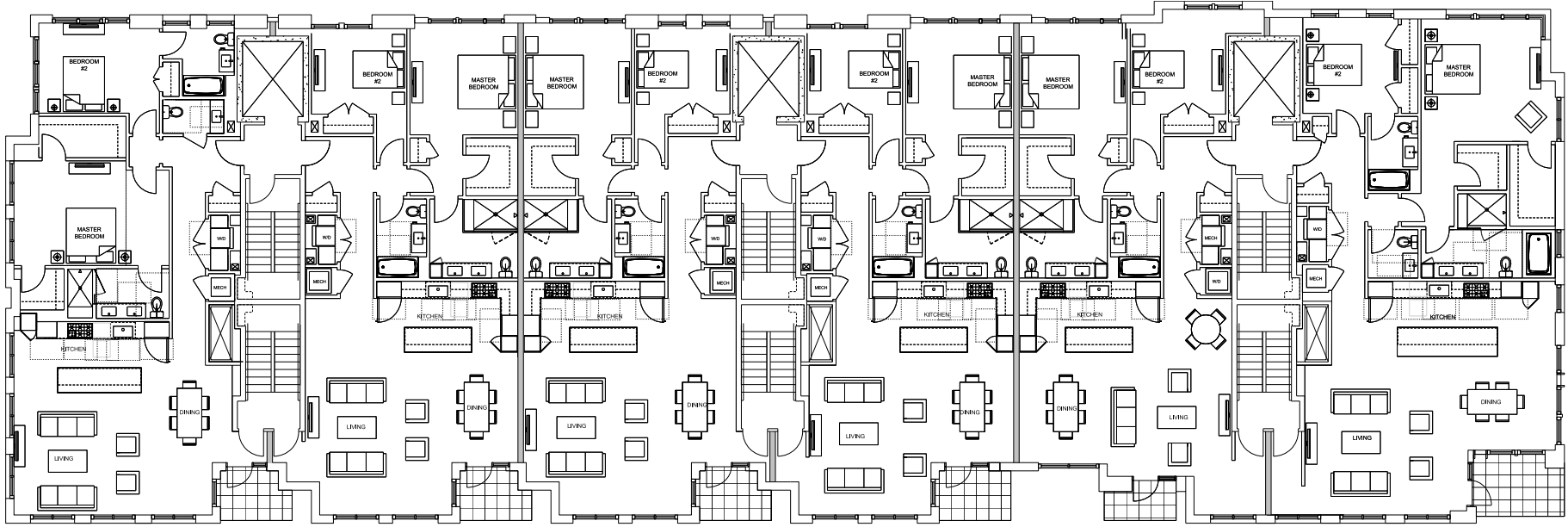


WEST ELEVATION

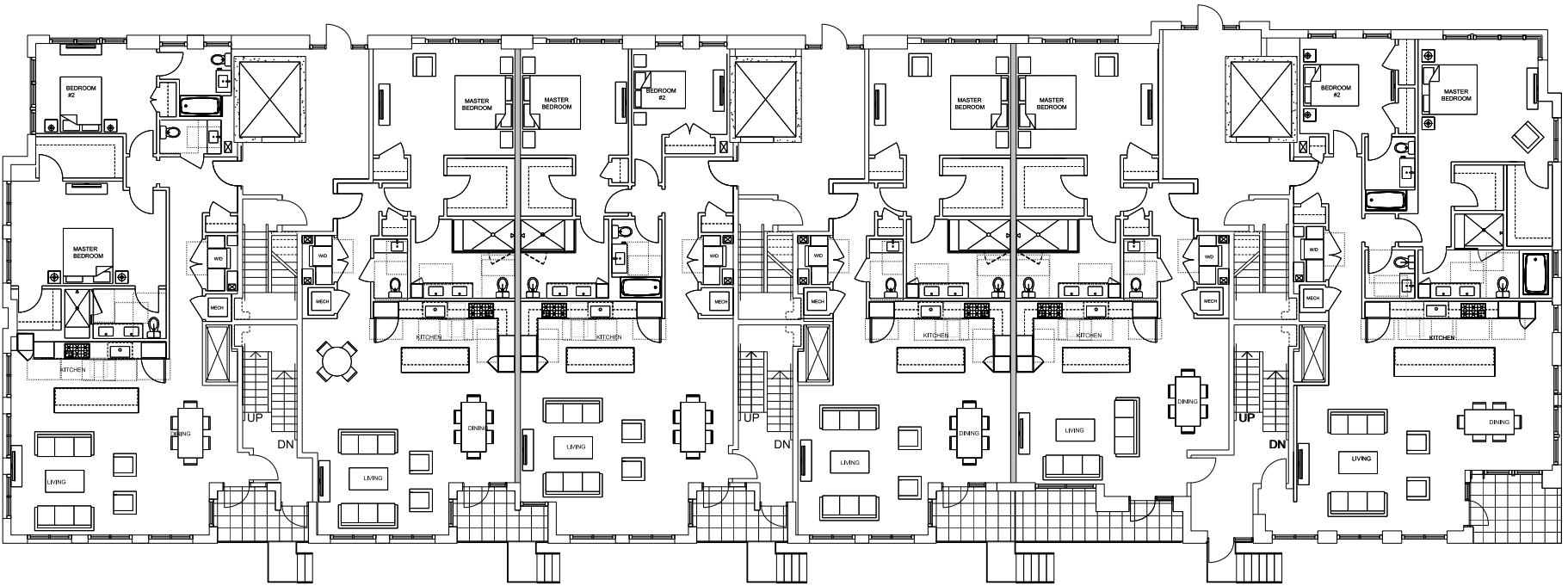
KEY PLAN



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



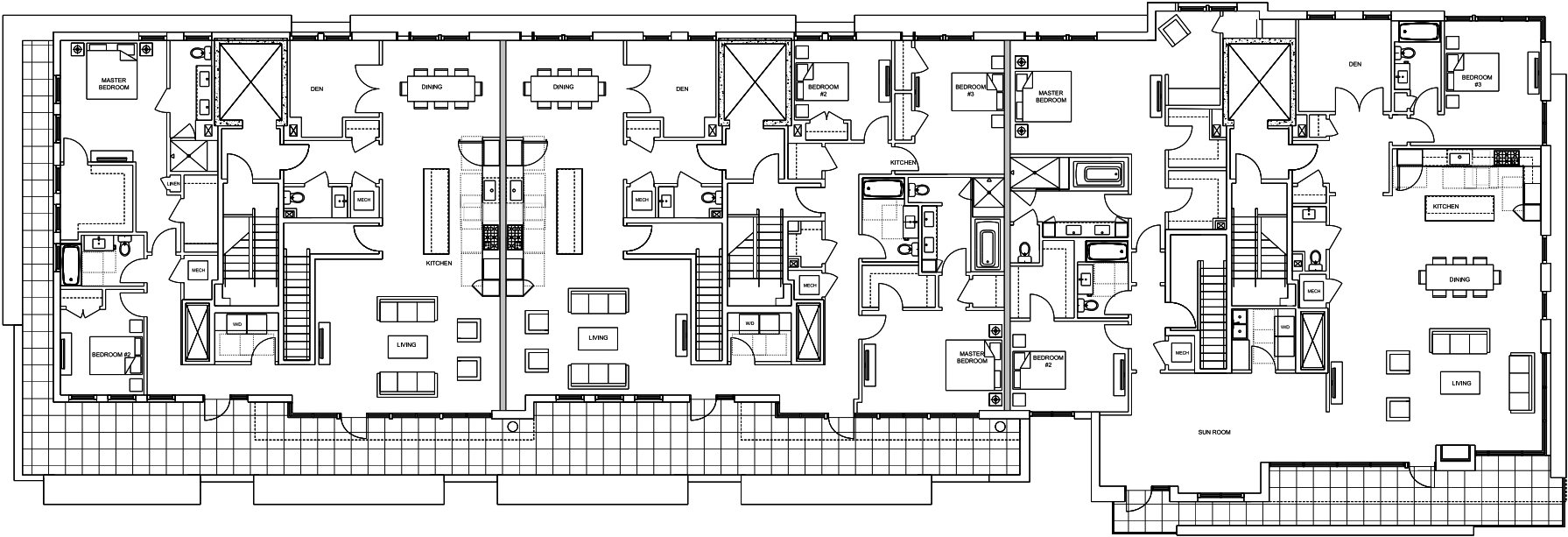
2ND & 3RD FLOOR PLAN



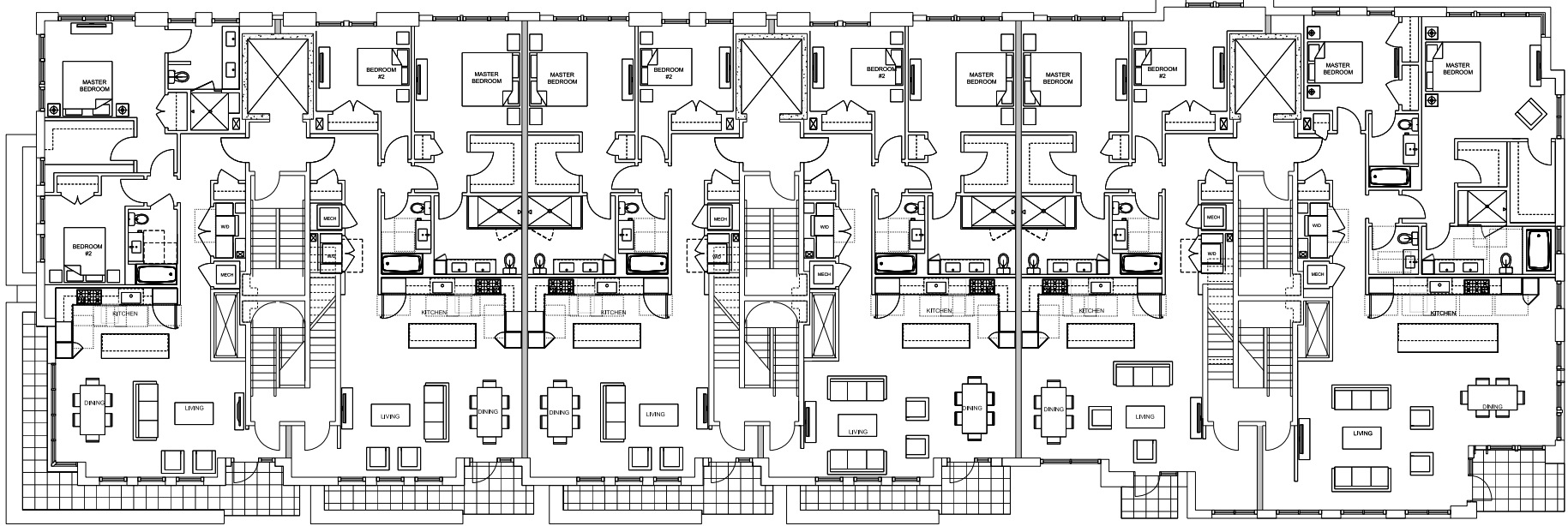
GROUND FLOOR PLAN

SCALE: 1" = 20'-0"





5TH FLOOR PLAN



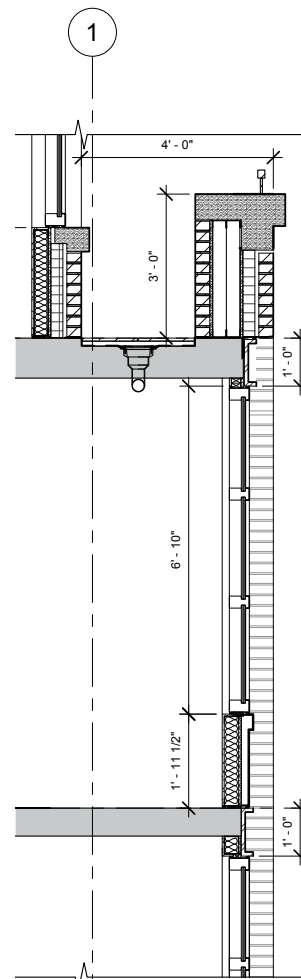
4TH FLOOR PLAN



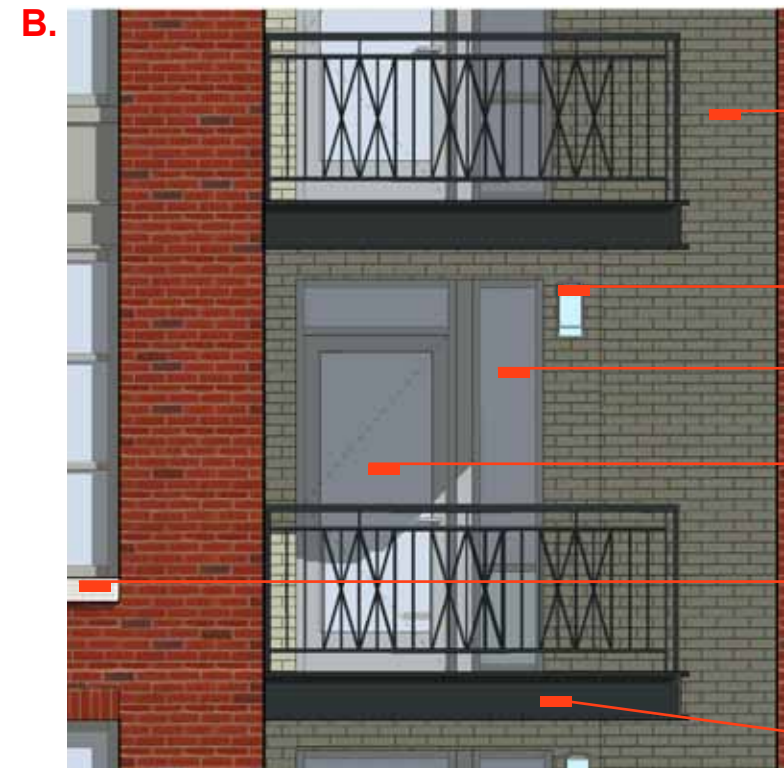
DETAIL PLANS AND ELEVATIONS



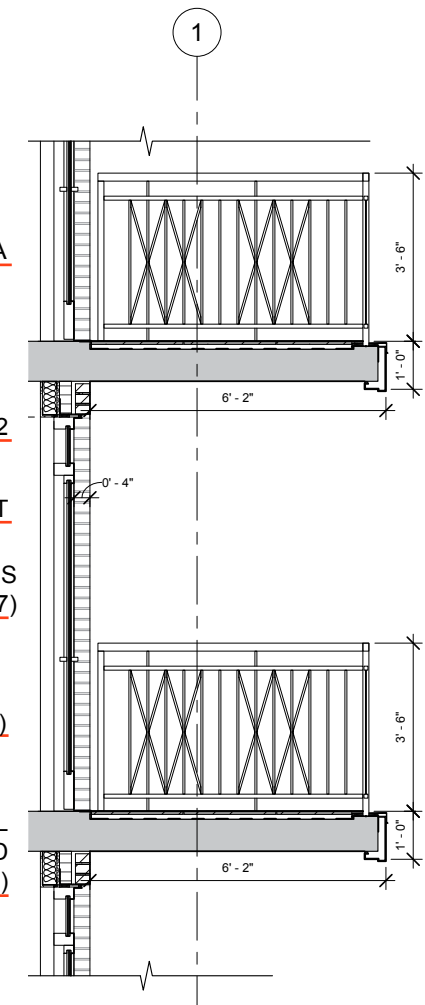
WINDOW ELEVATION



WINDOW SECTION



BALCONY ELEVATION



BALCONY SECTION



BRICK 2



BRICK 2A



BRICK 2B



BRICK 4A



SLATE 1



STONE 1



PAINTED METAL 3 - DOVE GRAY



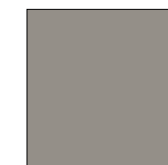
PAINTED METAL 5 - SLATE GRAY



PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



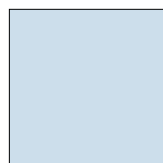
PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



PRECAST 3 - CREAM GRAY



GLASS 1

ROBINSON LANDING-ALEXANDRIA, VA

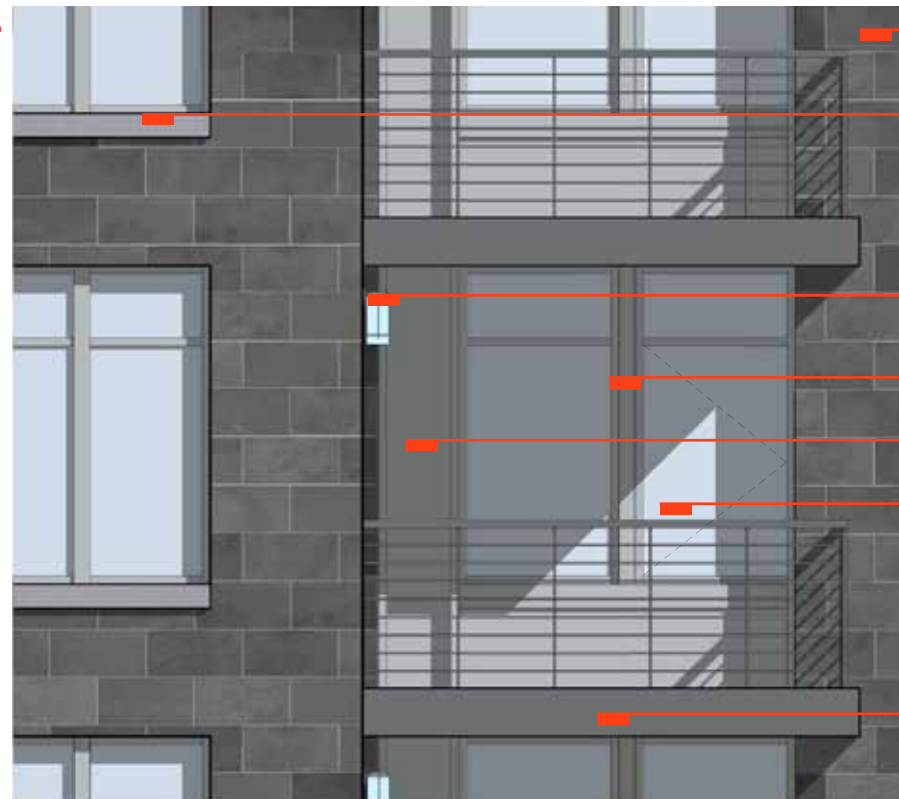
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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

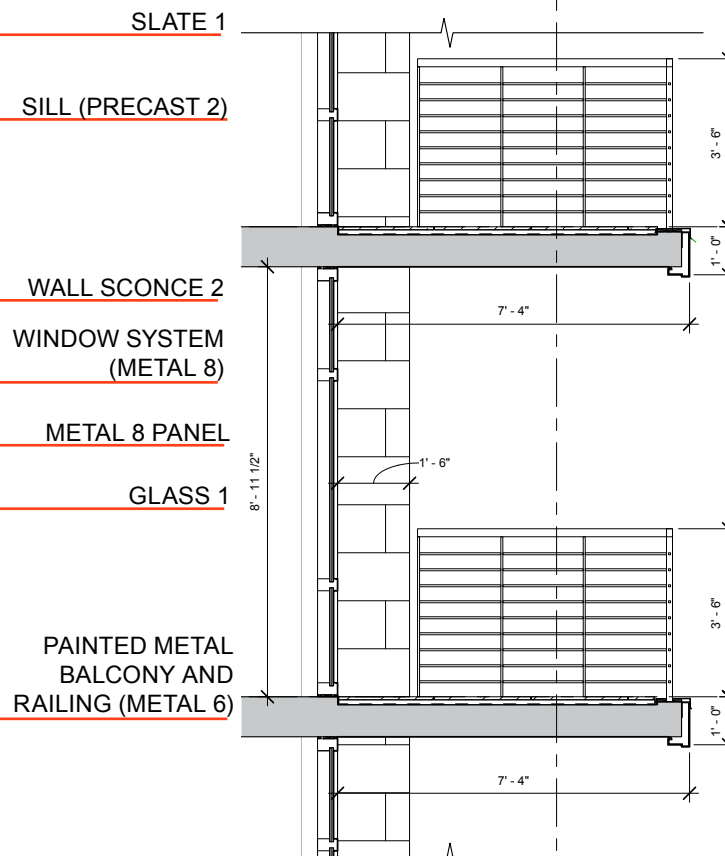


DETAIL PLANS AND ELEVATIONS

C.

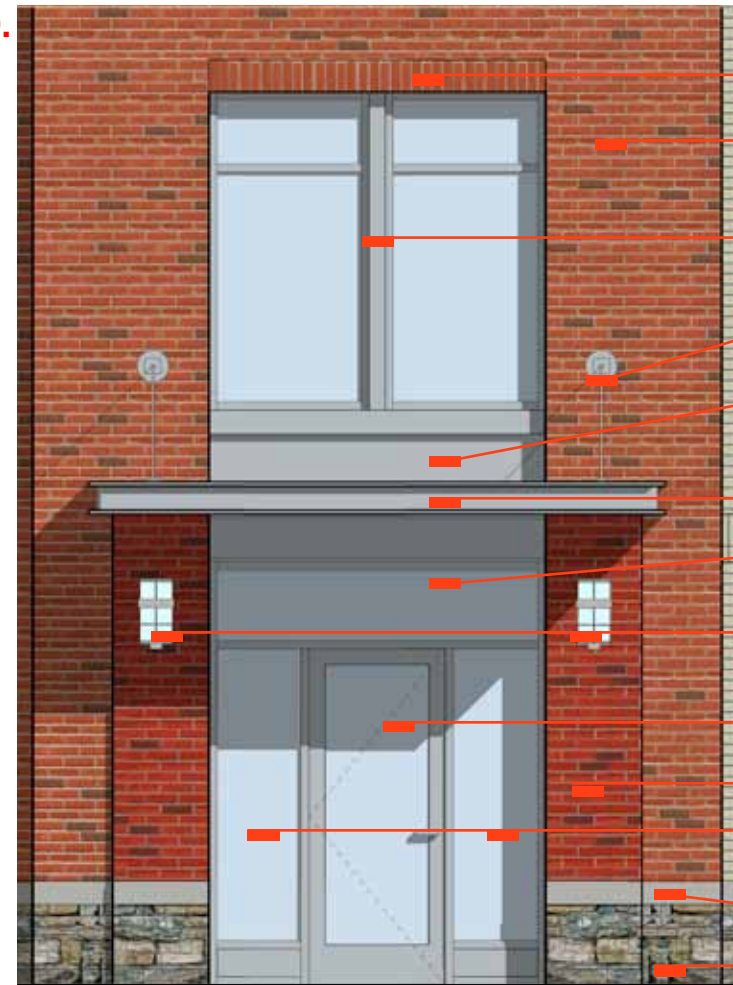


BALCONY ELEVATION



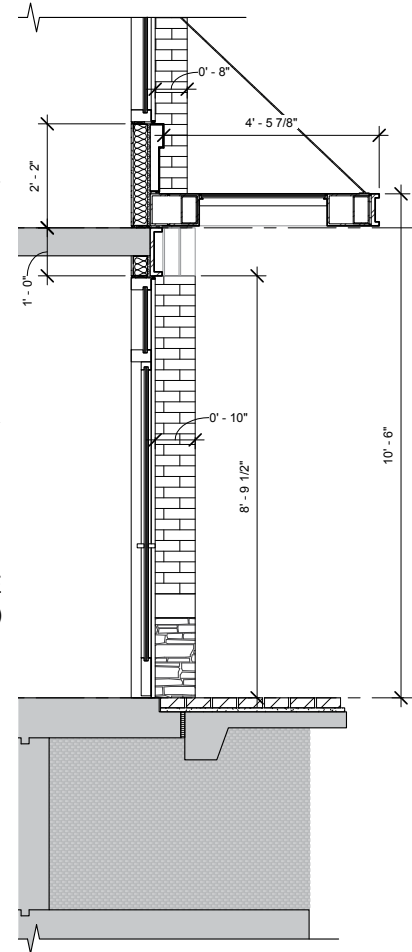
BALCONY SECTION

D.



ENTRANCE ELEVATION

SOLDIER COURSE (BRICK 2A)
BRICK 2A
WINDOW SYSTEM (METAL 8)
METAL TIE ROD
METAL 8 PANEL
METAL 8 CANOPY
GLASS TRANSOM
WALL SCONCES 1
METAL FRAMED GLASS DOOR
BRICK 2
GLASS SIDELIGHT
WATER TABLE (STONE 1A)
STONE 1



WINDOW SECTION



BRICK 2



BRICK 2A



BRICK 2B



BRICK 4A



SLATE 1



STONE 1



PAINTED METAL 3 - DOVE GRAY



PAINTED METAL 5 - SLATE GRAY



PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



PRECAST 3 - CREAM GRAY



GLASS 1

ROBINSON LANDING-ALEXANDRIA, VA

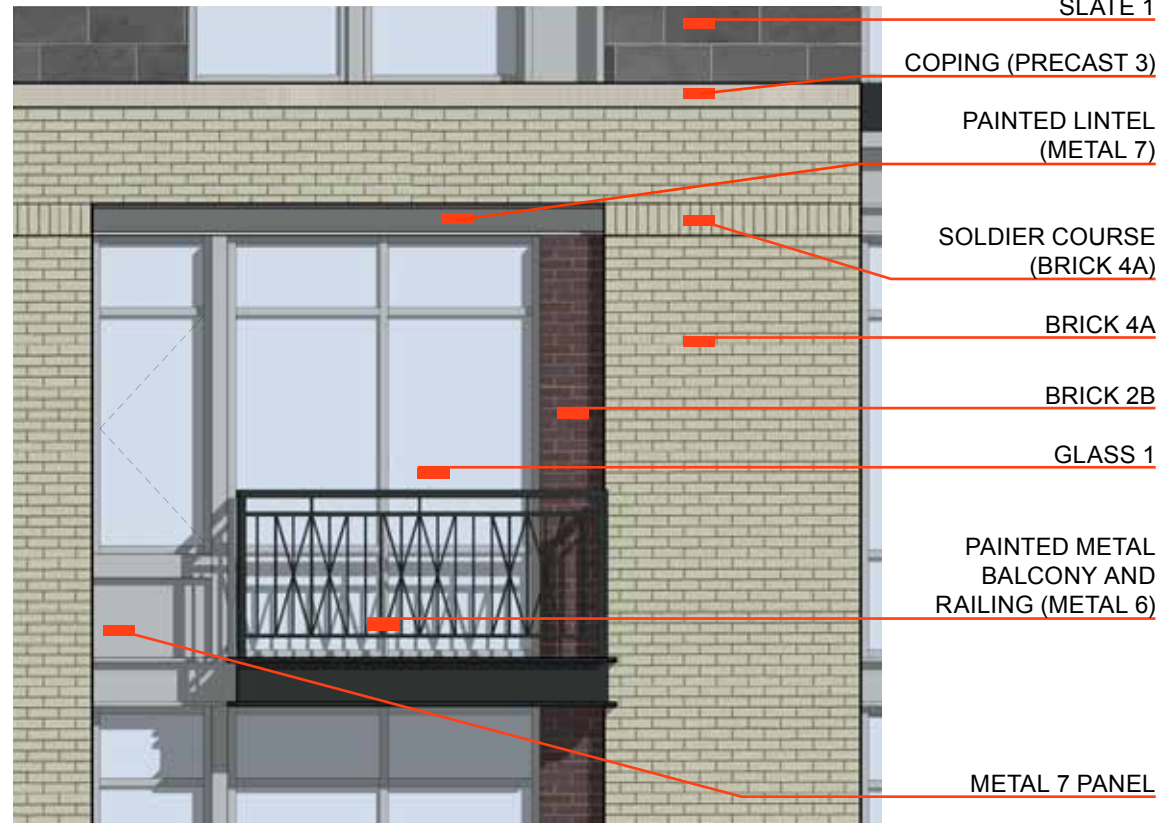
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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

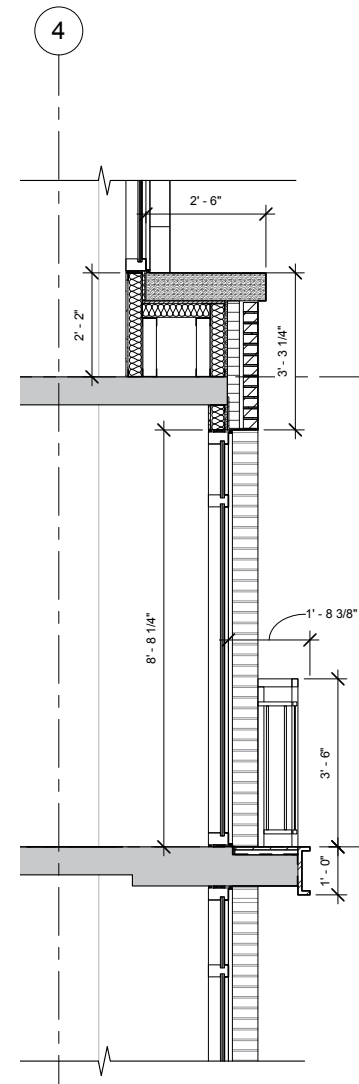


DETAIL PLANS AND ELEVATIONS

E.

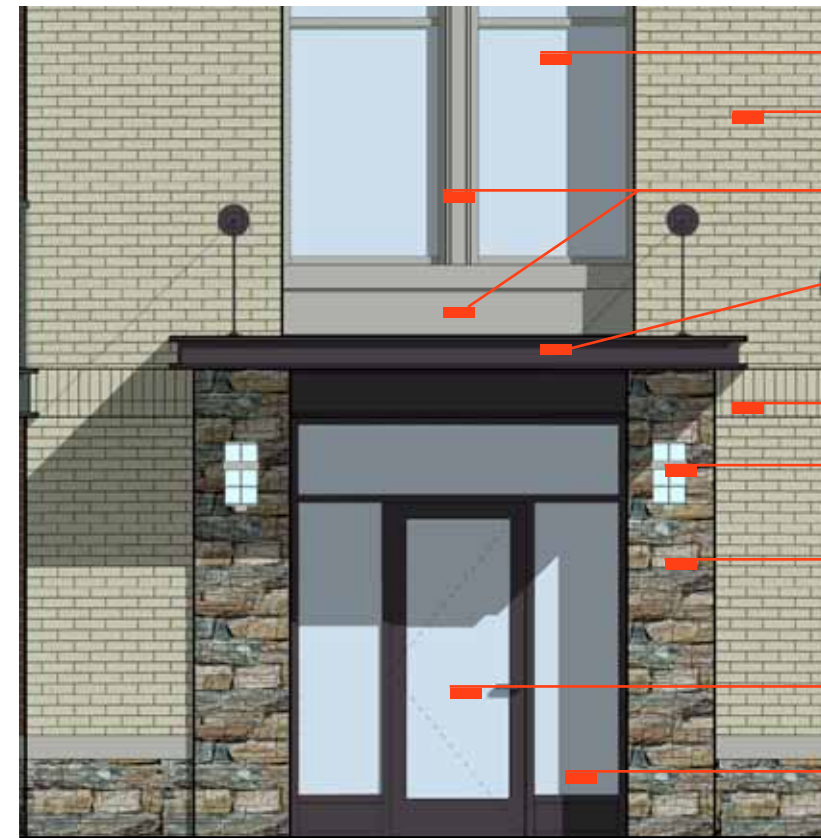


WINDOW AND BALCONY ELEVATION

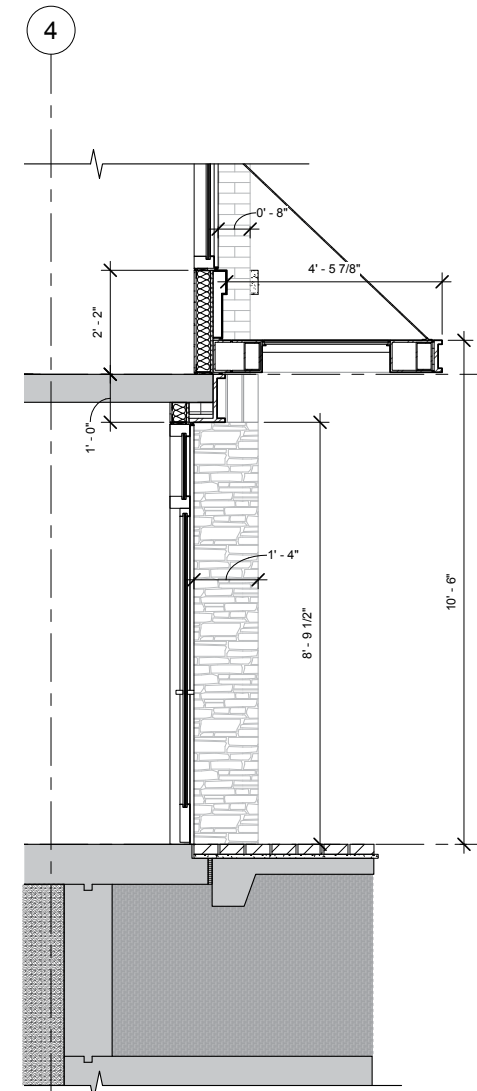


WINDOW AND BALCONY SECTION

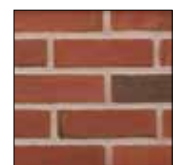
F.



CANOPY ELEVATION



CANOPY SECTION



BRICK 2



BRICK 2A



BRICK 2B



BRICK 4A



SLATE 1



STONE 1



PAINTED METAL 3 - DOVE GRAY



PAINTED METAL 5 - SLATE GRAY



PAINTED METAL 6 - MIDNIGHT BRONZE



PAINTED METAL 7 - BLUE ZINC



PAINTED METAL 8 - CRYSTAL ZINC



PRECAST 1 - BUFFSTONE



PRECAST 2 - COMMONWEALTH



PRECAST 3 - CREAM GRAY



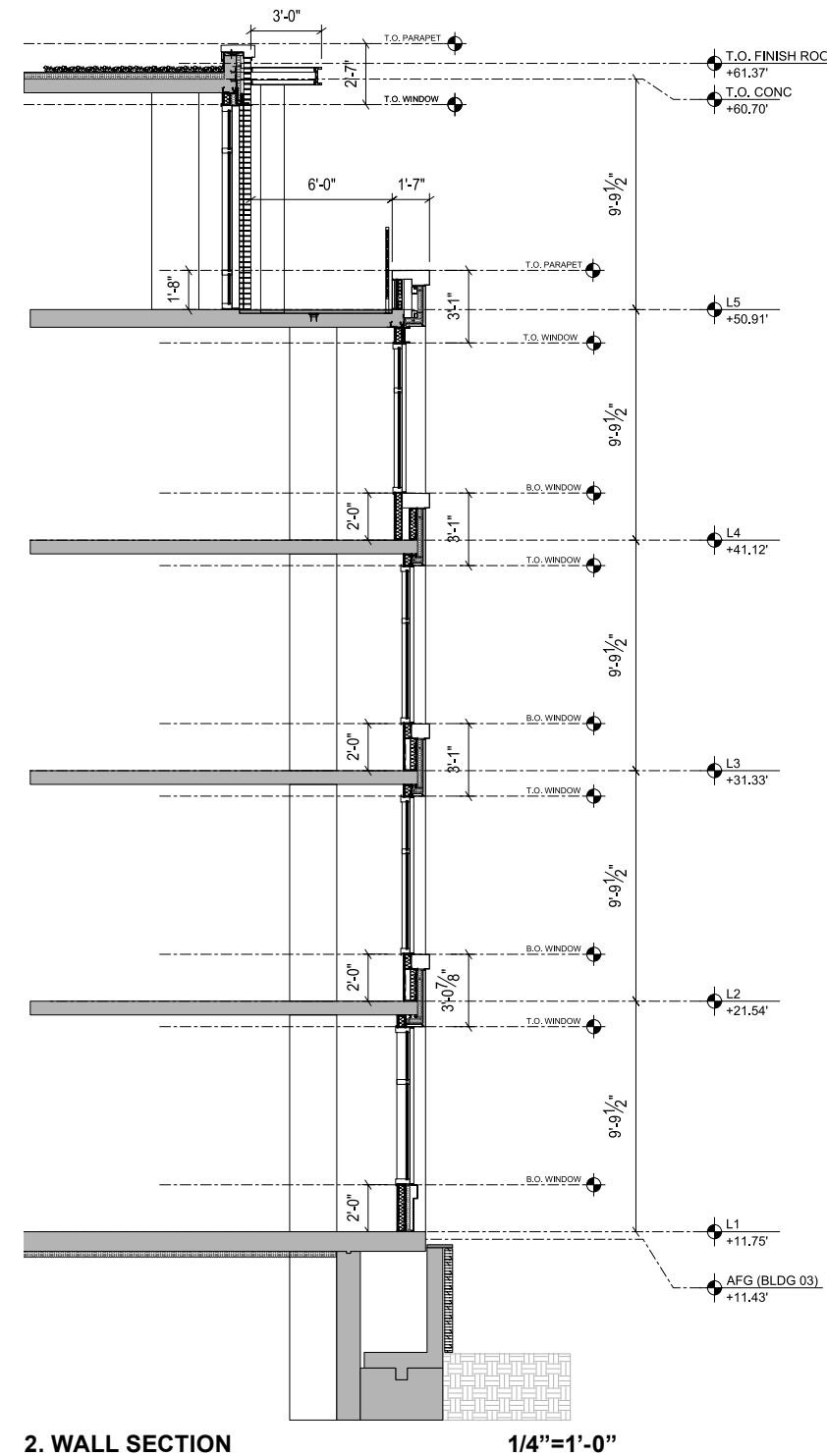
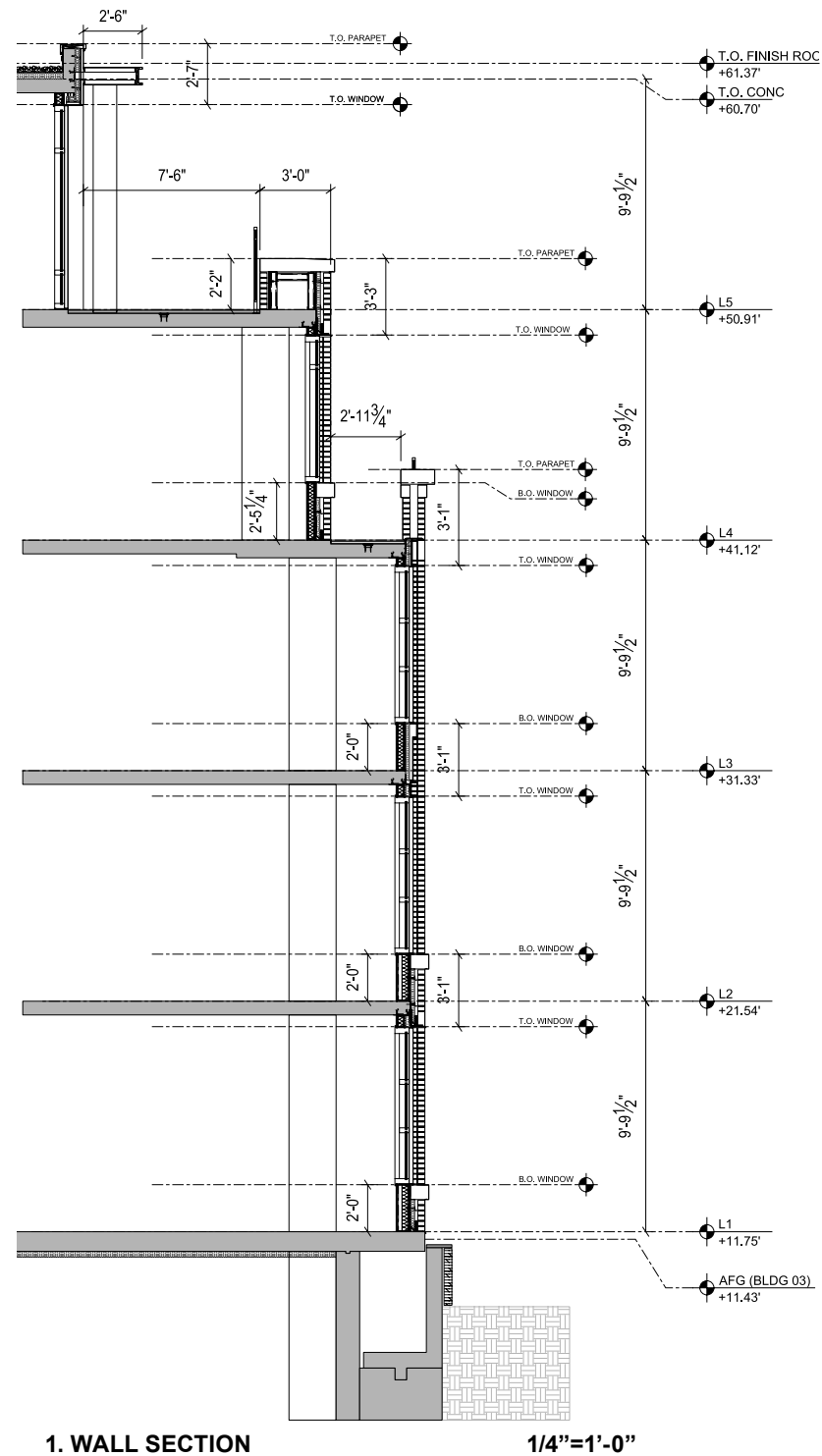
GLASS 1

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

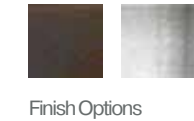
SCALE: 1/4" = 1'-0"





WALL SCNCE 1

ZOOM



SATURN 1904MT-GU24

Dimensions + Resources

View Full Collection

1904MT-GU24

Width: 8.0"

Height: 16.0"

Weight: 9.0 lbs

Material: Solid Brass

Glass: Etched Opal

Backplate Width: 4.8"

Backplate Height: 12.0"

Socket: 1-18w GU24

Extension: 9.5"

TTO: 9.0"

Certification: C-US Wet Rated

Voltage: 120v

UPC: 640665090420

View Less (-)

RESOURCES

+ Find a Local Showroom

+ Print Lighting Made Simple Worksheet

+ Order a Finish Sample

+ Print Spec Sheet

+ Print Assembly Instructions

+ Share with a Friend

+ Add To Compare

+ Add to Wishlist

WALL SCNCE 2

BUCKTOWN COLLECTION

ONE LIGHT OUTDOOR WALL LANTERN

BLACK FINISH
SATIN ETCHED GLASS

PRODUCT #: 8622401-12
MSRP: \$180.04
DIMENSIONS: W: 6 3/4" H: 13 1/2"
LAMPING: 1 Medium A19 100w Max.
LISTING: Available in ENERGY STAR
WARRANTY: Safety Listed for Wet Locations
1-Year Warranty

LED CONVERTIBLE WET RATED



BUY LOCAL BUY ONLINE WISH LIST | COMPARE

SHARE

Pin it Add Tweet

DETAILS

- Extends: 7 1/2"
- Supplied with 8" of wire
- Backplate: Diameter: 5"
Center of outlet box down: 11"

DOWNLOADS

ALL IMAGES SPEC SHEET

INSTALL TRILINGUAL
(ENGLISH, SPANISH,
AND FRENCH)

VIEW HTML SPEC SHEET - VIEW PRODUCT IN 2014 CATALOG

OTHER FINISHES

WEATHERED
PEWTER



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

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

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

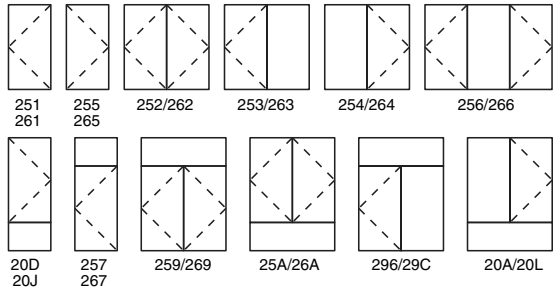


CERTIFICATION	G251	G261
AAMA standard/specification	A440-08	A440-08
Minimum test size	36" x 60"	48" x 71"
Air infiltration rate @6.24 psf	.1 cfm/sq.	.1 cfm/sq.
Water test pressure	15 psf	15 psf
Structural load test pressure	150 psf	120 psf
*U Value	.363	.349

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

TYPICAL CONFIGURATIONS

For Casement Windows



Peerless GTD2
Thermal Aluminum
Outswing/Inswing
Terrace Door
AW-PG100-ATD

BENEFITS

ARCHITECT

Energy Savings

- Unique .365 U Value for an AW terrace door
- Less than many aluminum terrace doors

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

BUILDING OWNER

Building Security

- One handle engages all panel perimeter locks
- Optional key-operated handle equals no opening

Low Maintenance

- Panel hardware easy to adjust, if necessary
- Durable metal handles and hinges for long life



French Doors
Shown

INSTALLER

Pre-hung unit

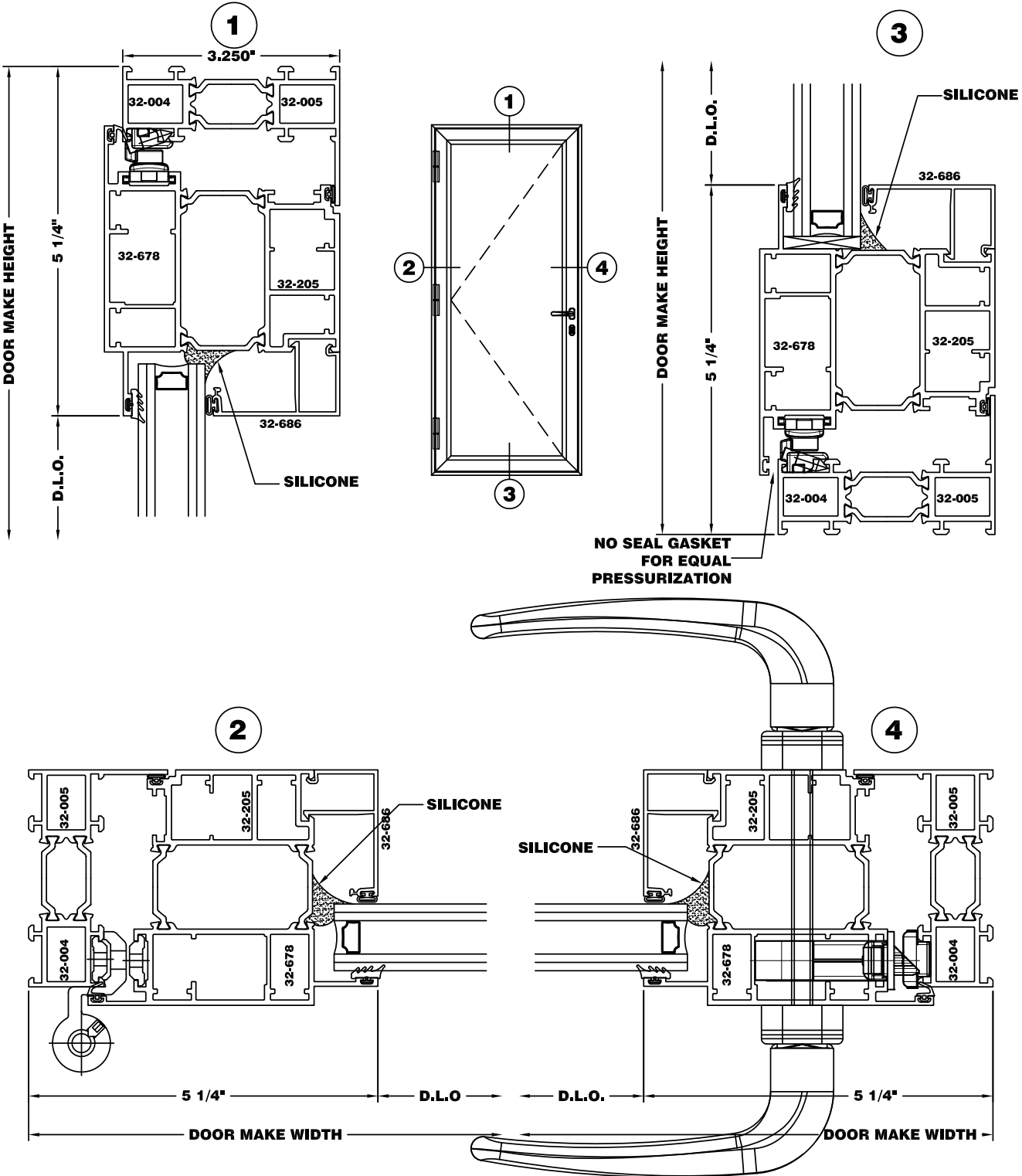
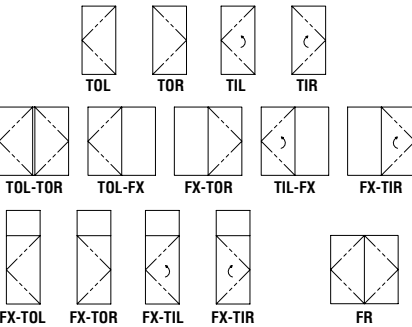
- Installs easily with factory-set panel alignment
- Reduces on-site adjustment of hardware

Field Labor Reductions

- Easy-to-remove glass film keeps glass clean
- Dry exterior gaskets ensures interior reglazing



TYPICAL CONFIGURATIONS



CERTIFICATION	GTD2
AAMA standard/specification	A440-08
Minimum test size	48" x 96"
Air infiltration rate @6.24 psf	.1 cfm/sf
Water test pressure	12psf
Structural load test pressure	150 psf
* U Value	.365

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