

**ISSUE:** Amendment for Alterations to a previously approved Certificate of Appropriateness (blanket approval)

**APPLICANT:** Robinson Landing Property Owners Association Inc.

**LOCATION:** Old and Historic Alexandria District  
2 Duke Street (development master address for BAR2015-0268)

**ZONE:** W-1/Waterfront Mixed Use Zone

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**STAFF RECOMMENDATION**


Staff recommends approval of the Amendment to the previously approved Certificate of Appropriateness with the following conditions:

1. Each property owner must submit a separate BAR Administrative Approval application;
2. Submit a letter of approval from the Homeowner's Association (HOA) with each BAR Administrative Approval application;
3. Install the awning supports through the mortar joints; and
4. The awnings must be regularly maintained, and the fabric material replaced when it begins to stain, fray or deteriorate.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto: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 Department of 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, 703-746-4200 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.



e) 



## **UPDATE**

In April 2015, City Council approved a Development Special Use Permit (DSUP #2014-00006) to redevelop the Robinson Landing site into a mix of townhouses, multifamily homes, and retail/commercial. The BAR has discussed all or portions of this project on 15 separate occasions. The BAR reviewed and discussed the townhouses at the concept review work sessions and at a public hearing for a Certificate of Appropriateness on September 16, 2015. The townhouses' final design was approved by the BAR on October 21, 2015 (BAR2015-0268). Only the townhouse portion of the project is the subject of the present application. (Figure 1)



Figure 1: Townhouses site plan

## **I. APPLICANT'S PROPOSAL**

The applicant requests an amendment to a previously approved Certificate of Appropriateness (BAR2015-0268) to include a blanket approval to allow the installation of retractable awnings at the roof level patios of the 36 townhouses within the Robinson Landing, at 2 Duke Street (the development master address when the townhouses' final design was approved). The request is for a blanket approval so that individual property owners may apply to install retractable awnings on their unit's rooftop patios through the BAR administrative approval process.



Certificate of Appropriateness

The proposed Sunsetter Platinum Series retractable awnings will extend horizontally under the existing projecting canopy at a minimum mounting height of 7'-6" (Figure 2). Operated electronically, the widths will vary from 8' to 10' and the projection of each fully extended awning will be setback 2'-0" from the perimeter parapets to reduce the visibility from the street plane as follows:

- 8' width – extends 7'
- 10' to 11' width – extends 9'
- 12' to 20' width - extends 10'-2"

The proposed Sunbrella fabrics will be Natural Linen 7952 or Nutmeg Tweed 7957. The awnings will be retracted when the balcony is not occupied or in active use.



**Figure 2: Rooftop patio**

## **II. HISTORY**

This waterfront block has a long history of industrial and commercial uses adjacent to the Potomac River. It is adjacent to Point Lumley, which was the southern extension of land that formed a shallow crescent-shaped bay and the location of one of the earliest City wharfs. The largest building on Alexandria's 19<sup>th</sup>-century waterfront, Pioneer Mill, once stood on this site.

The Robinson Landing development is still under construction (Figure 3). The complex consists of three condominium buildings, 36 townhouses, and one historically significant warehouse to be restored and rehabilitated. The project came before the BAR several times for concept review and design approval, last on October 21, 2015 for design revisions to the townhouses.



**Figure 3: View of townhouses under construction**

### III. ANALYSIS

#### Certificate of Appropriateness

In general, the BAR's *Design Guidelines* state that:

- Awnings should be appropriate and sympathetic to the historical style of the building to which they are attached. For example, rigid frame bullnose awnings are not appropriate on buildings which predate the mid-20<sup>th</sup> century.
- Shed or sloped awnings are more appropriate than other awning forms in the historic districts.
- Awnings should be made of a canvas type fabric. Awnings made from plastic fabric are strongly discouraged.
- In the Old and Historic Alexandria District, awnings of rigid materials such as plastic or metal are strongly discouraged.
- The color should be appropriate to the building. Single color awnings are usually appropriate for buildings with extensive façade ornamentation. Striped awnings are generally only appropriate on buildings with simple and unadorned façades.
- Awnings should not overwhelm or obscure the architecture and decorative features of historic buildings.
- On masonry buildings awnings should be anchored through the mortar joints rather than directly into the masonry unit itself.
- Awnings require regular cleaning and the fabric material should be replaced when it begins to deteriorate.

On commercial buildings, the BAR has stated a strong preference for retractable awnings because they are a more historic form and do not hide the historic architectural features when not in use. The BAR's adopted policy permits staff to administratively approve retractable wall mounted awnings (without legs or supports) on non-street-facing elevations of dwellings in the OHAD. The application for the proposed retractable awnings is before the BAR because they are on the street facing elevations these roof decks. Staff supports installation of these awnings because they are compatible with the architectural vocabulary of these contemporary townhouses and roof decks. The proposed awnings' material and colors are subtle and compatible with the wall materials, they will be minimally visible from a public right-of-way, and will be kept retracted when not in use.

To comply with the *Design Guidelines*, staff recommends that the installation of the awnings be made through the mortar joints (even though this is not yet historic brick), that the awnings be regularly maintained, and that the fabric material be replaced when it begins to deteriorate.

Staff recommends approval of the amendment to the previously approved Certificate of Appropriateness (BAR2015-0268) for the inclusion of a blanket request for the installation of retractable awnings on the roof patios of Robinson Landing's 36 townhouses and notes that each property owner must submit a letter of approval from the Homeowner's Association along with the BAR Administrative Approval Application and the associated fee to BAR staff for final approval.



**STAFF**

Marina Novaes, 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

**Zoning (Development)**

- F-1 Development finds the addition of retractable awnings appropriate provided that all awnings stay within the roof deck area and are retracted when not in use
- F-2 Proposed awnings are retractable and may be excluded from FAR based on Section 2-145(B)

**Code Administration**

Code Administration has no comment on this application.

**Transportation and Environmental Services**

- F-1 Comply with all requirements of DSP2014-00006. (T&ES)
- F-2 The Final Site Plan must be approved and released, and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

- F-1 No archaeological oversight necessary for this project.

**V. ATTACHMENTS**

- 1 – Supplemental Materials*  
*2 – Application for BAR 2019-00385: 2 Duke Street*

ADDRESS OF PROJECT: Robinson Landing Townhouses c/o Theoharis Management LLC - 2120 16th St. NW Suite 205 Washington DC 20DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: See Exhibit A for Map ZONING: W-1APPLICATION 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: Robinson Landing Townhouses c/o RTS Homes Associates LLCAddress: 4800 Hampden Ln Suite 300City: Bethesda State: MD Zip: 20814Phone: 301.785.1544 E-mail: acollich@eyamultifamily.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Owner's RepresentativeName: Alexander Collich Phone: 301.785.1544E-mail: acollich@eyamultifamily.com

Legal Property Owner:

Name: Robinson Landing Property Owners Association Inc. c/o Theoharis Management, LLCAddress: 2120 16th St. NW Suite 205City: Washington State: DC Zip: 20009Phone: 202.387.0881 E-mail: robinsonlanding@theoharis.com

- ☐ 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  
☐ 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).*

Approval request to allow the installation of retractable awnings at the roof level patios of the townhouses. When fully extended, the awnings would be setback 2'-0" from the perimeter parapets to reduce the visibility from the street plane. The condition for approval limits the awnings to be extended only when in use. The awnings are to be retracted at all other times.

**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.
- ☐ ☒ 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: See Diagram Secondary front (if corner lot): See Diagram.
- ☐ ☒ 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: Alexander CollichDate: 08.29.2019

# 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 three 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. Robinson Landing Property Owners Association Inc. c/o Theoharis Management LLC	2120 16th St. NW Suite 205 Washington DC 2009	
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 three 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. Robinson Landing Property Owners Association Inc. c/o Theoharis Management LLC	2120 16th St. NW Suite 205 Washington DC 2009	
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. Alexander Collich	N/A	N/A
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.

08.29.2017      Alexander Collich        
 Date                      Printed Name                      Signature



# ROBINSON LANDING



## Design Review Committee (DRC) Exterior Modification Application for all Modification(s), Alteration(s) or Improvement(s)

Owner(s) Name: Blanket Review for All Townhouses within Robinson Landing

Lot # N/A Unit # N/A

Telephone # N/A Email: N/A

Approval is hereby requested to make the following modification(s), alteration(s), or improvement(s) as described below and depicted on additional attached pages, as required, to adequately express the scope of the proposed work. The following attachments are to show the character of the modification through, but not limited to, detailed plans showing the site layout, exterior elevations, exterior materials and colors, landscaping, drainage, lighting, irrigation, signage along with any other relevant features of the proposed work.

### Written Description of Proposed Work:

Approval request to allow the Installation of a retractable awnings at the roof level patios for all townhouses. When fully extended the awning would be setback 2'-0" from the perimeter parapets to reduce the visibility from the street plane. The condition for approval limits the awnings to be extended only when in use. the awnings are to be retracted at all other times.

List of Attachments: Exhibit A- Tax Map and Parcels  
Exhibit B - Awning Setback Diagram  
Exhibit C - Existing Photos  
Attachment 1 - Sunsetter Awning - Proposed Design Intent  
Attachment 2 - Sunsetter Awning - Diagrammatic Floor Plan, Elevation and Section  
Attachment 3 - Sunsetter Awning - Soffit Mounting Information

Requested Work Requires Building Permits	<input type="checkbox"/>
Requested Work Requires Approval from the Old and Historic Alexandria Board of Architectural Review	<input checked="" type="checkbox"/>

**Owners' Acknowledgements:**

1. That approval by the Design Review Committee shall in no way be construed as to pass Judgement on the correctness of the location, structural design, suitability of construction, materials, water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed.
2. That approval by the Design Review Committee shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. That approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Design Review Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. That no work on the proposed change shall begin until written approval of the Design Review Committee has been received by me; that, if work is begun prior to approval, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. That there shall be no deviations from the plans, specifications, and location approved by the Design Review Committee without prior written consent of the Design Review Committee; any variation from the original application must be resubmitted for approval.
6. That I authorize members of the Design Review Committee or Managing Agent to enter upon my Property to make one or more routine inspection(s). At this time, you will be issued a Certificate of Compliance. Your modification is not complete until this is issued.
7. That construction or alterations in accordance with the approved plans and specifications must commence within 6 months of the approved date of this application and be completed within 12 months of the approved date, otherwise the approval by the Design Review Committee shall be deemed conclusively to have lapsed and to have been withdrawn.
8. That it is my responsibility and obligation to obtain all required building permits, to contact Miss Utility, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. That I am responsible for any damage and all cost to repair Community Property and any other private or public property that results from the proposed modification.
10. That I am responsible for obtaining the approval of the City of Alexandria and/or the Parker-Gray Historic District Board of Architectural Review if required.

Design Review Committee (DRC) Exterior Modification Application for  
all Modification(s), Alteration(s) or Improvement(s)

Design Review Committee Approval Form

Owner(s) Name: Blanket Review for All Townhouses within Robinson Landing

Lot # \_\_\_\_\_ Unit # \_\_\_\_\_

Approval for Requested Work	<input checked="" type="checkbox"/>
Denial of Work Requested	<input type="checkbox"/>
Conditional Approval for Requested Work	<input type="checkbox"/>
Additional information is Required for Requested Work	<input type="checkbox"/>

Date Received by Design Review Committee: 07.01.2019

Final Determination By Design Review Committee Member: APPROVE - Gary Olson

Final Determination Date By Design Review Committee: 08.23.2019

Comments:

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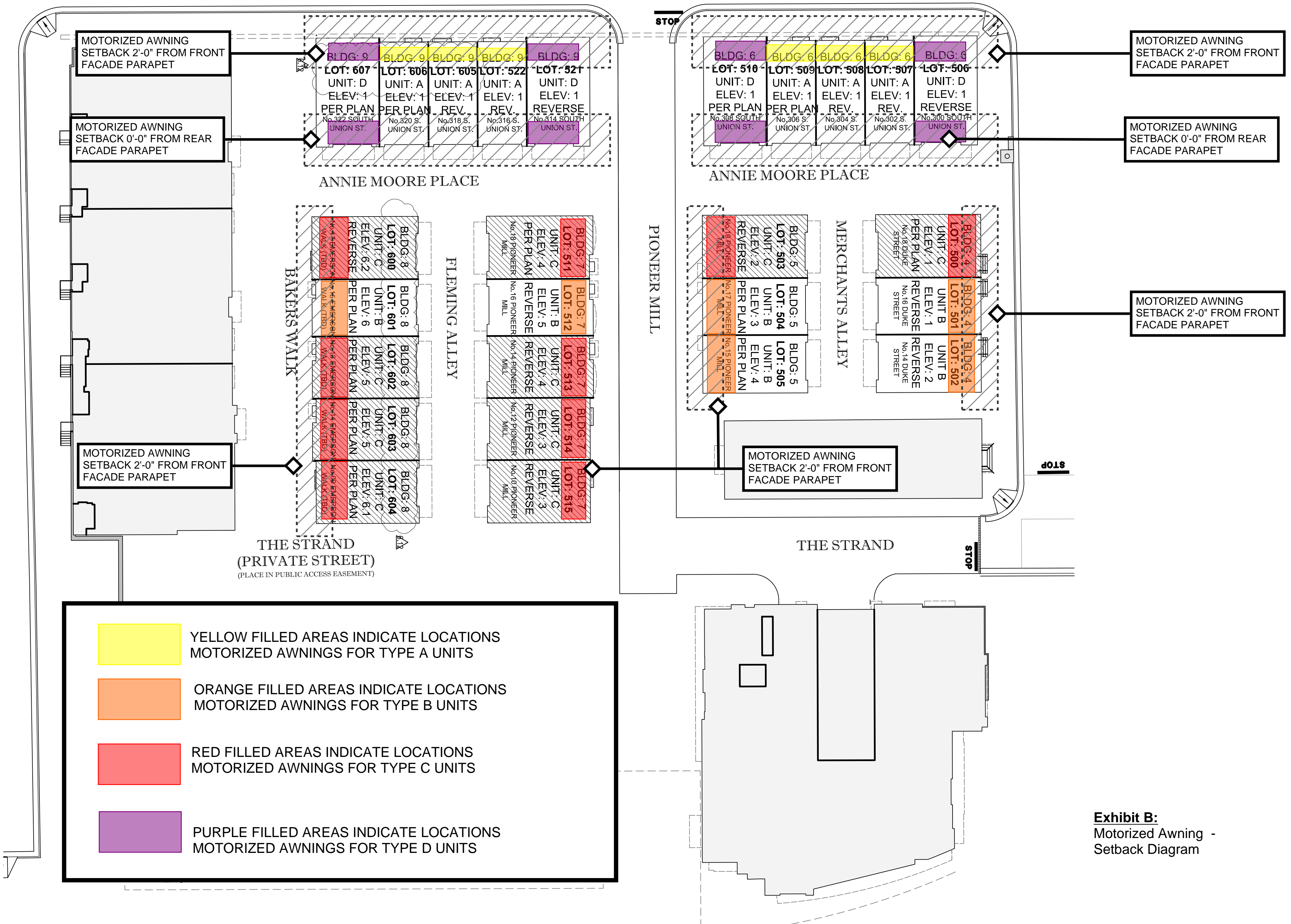
## ROBINSON LANDING

### SUMMARY OF DESIGN REVIEW COMMITTEE (DRC) PROCEDURES

1. Unless otherwise permitted under standards adopted by the DRC, no exterior addition to, change or alteration shall be made to any structure or landscape until the complete set of plans and specifications of the proposed change shall have been submitted in writing to and approved in writing by the Robinson Landing Design Review Committee.
2. For changes or additions that require DRC approval, homeowners should complete an Exterior Modification Application request form available from Theoharis Management. Submissions to the DRC must be in writing and include complete plans and specifications showing the location, nature, shape, height, material, color, type of construction, or the type and size of planters, plantings and shrubbery, and any other proposed form of change (including any other information specified by the DRC). For fences or items to be constructed or installed, a readable copy of the plat for the home is required. It is suggested that either brochures be provided or addresses where similar items have been constructed or an installation exists. For color changes on paint, a sample of the desired color is required.
3. After fully completing the Exterior Modification Application, the application should be submitted to Theoharis Management, who will in turn provide it to the DRC for review.
4. When a change or addition requires governmental approval, the homeowner should submit an application to the governmental authority simultaneously with submitting an application to the DRC. The homeowner is responsible for processing the application with the governmental authority, at its sole cost and expense. The DRC has the absolute right to disapprove any application regardless of any approvals obtained by a homeowner from a governmental authority.
5. The DRC will consider granting conditional approval prior to the homeowner obtaining the necessary permits and/or approvals from governmental authorities. The homeowner must provide the DRC with copies of all correspondence with the governmental authority related to the application, including the decision made by the governmental authority.
6. The homeowner shall solely be responsible for all costs and expenses related to obtaining necessary governmental approvals, as well as all plans and permits. In addition, the homeowner shall pay the cost of any architect or engineer engaged by the DRC to review proposed plans. You will be notified by email from Theoharis Management as to the status of your Application for Change (i.e., approved, conditional approval, disapproved, additional information needed) usually within seven (7) business days following the meeting.
7. Upon completion of the approved improvement to your home (work must commence within six (6) months of approval and be completed within twelve (12) months of approval), notify Theoharis Management so that an inspection of the completed work can be done by a member of the DRC.
8. Following this inspection, if the work completed conforms to the approved Application for Change, a letter of compliance will be sent by Theoharis Management. Keep this letter with your important papers, as it documents for you and any future owners of the property that the work is in compliance with the DRC guidelines.
9. If your Application for Change is not approved by the DRC, you may appeal this decision to the full Board of Directors at their next regular meeting. Such request for appeal must be submitted to Theoharis Management in writing within thirty (30) days of your receipt of the disapproved application so that it may be included in the meeting agenda.



## **Exhibit A:** Tax Map and Parcels



**Exhibit B:**  
Motorized Awning -  
Setback Diagram





**Exhibit C:**  
Existing Photos





**Exhibit C:**  
Existing Photos





**Exhibit C:**  
Existing Photos



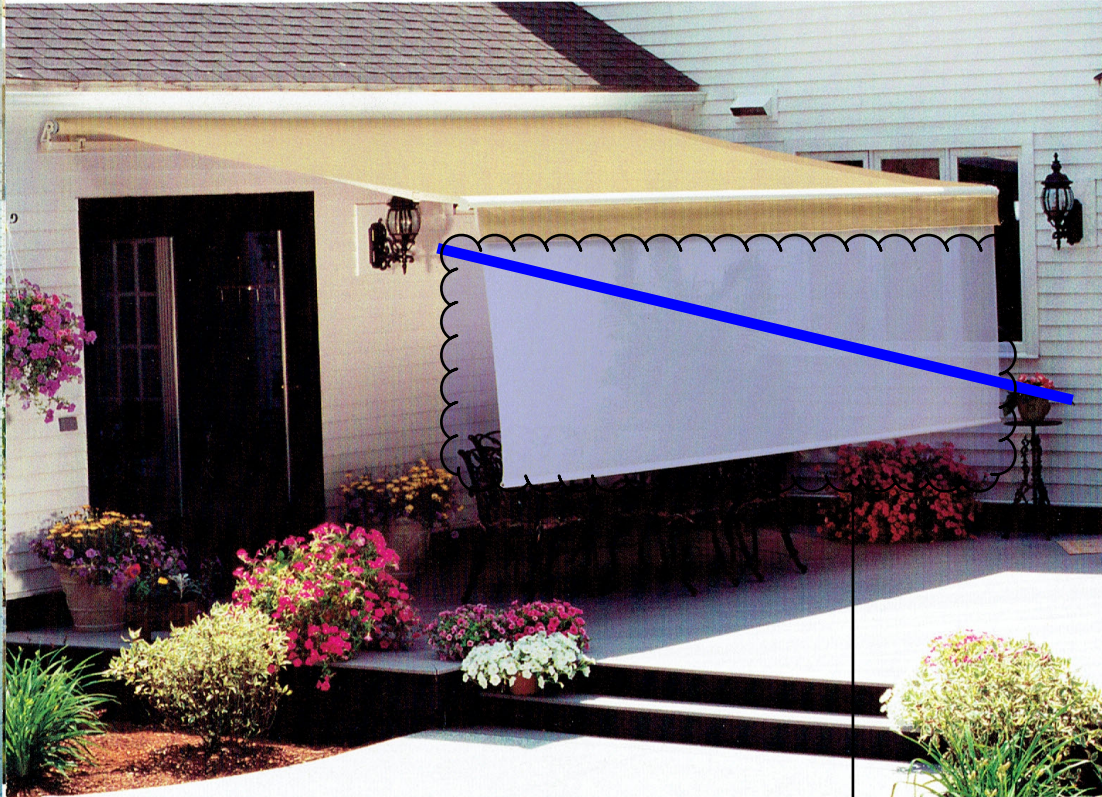


**Exhibit C:**  
Existing Photos



**Attachment 1:**  
**Motorized Awning -**  
**Proposed Design Intent**

The **PLATINUM PRO** Awning



Create some  
exceptional coverage

**Awning Style:**

Lateral Arm (arms open and close horizontally under the canopy)

**Widths & Fabric Options:**

8 ft. to 20 ft. in Sunbrella® fabric  
(widths come in 1 ft. increments)

**Projection:**

8 ft. width: extends 7 ft.  
10 ft. - 11 ft. width: extends 9 ft.  
12 ft. - 20 ft. width: extends 10 ft. 2 in.

**Minimum Mounting Height:**

As low as 7 ft. 6 in.

**Operation:**

Somfy® electric motor with remote control and 18 ft. plug-in cord

**Special Feature:**

Built-in front solar screen

◀ Silica Dune Sunbrella® fabric

Our top-of-the-line Platinum PRO awning includes all of the most popular features as standard: an ultra-reliable Somfy® motor and the one-touch convenience of a remote control. Plus, it has the added benefit of a built-in front solar screen to block the sun and glare. The screen unrolls in seconds using a simple hand crank (included) to create a comfortable semi-private setting that you and your family will enjoy all summer long.

6 SUNSETTER PLATINUM SERIES

VISION SCREENS ARE  
NOT PERMITTED



# Attachment 1: Motorized Awning - Proposed Design Intent



## ALLOWABLE COLOR



Natural Linen 7952

## Woven Acrylic Fabric

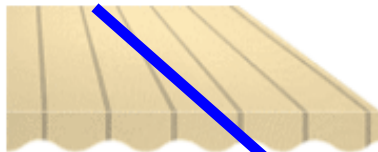
Click on any swatch to see a larger photo of the fabric color on an awning

Please allow for online color variations from exact fabric color.

## ALLOWABLE COLOR



Nutmeg Tweed 7957



Wheat 3961



Island Brown 4951



Saddle 6967



Mocha 3959



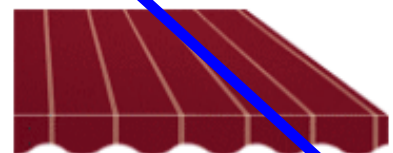
Pecan 5940



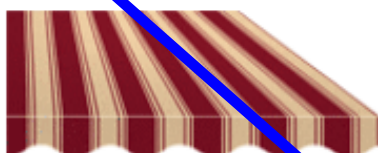
River Rock 6964



Navy 5941



Merlot 3962



Red Brick 5943



Cranberry 4947



Western Red 6966



Spruce 6968

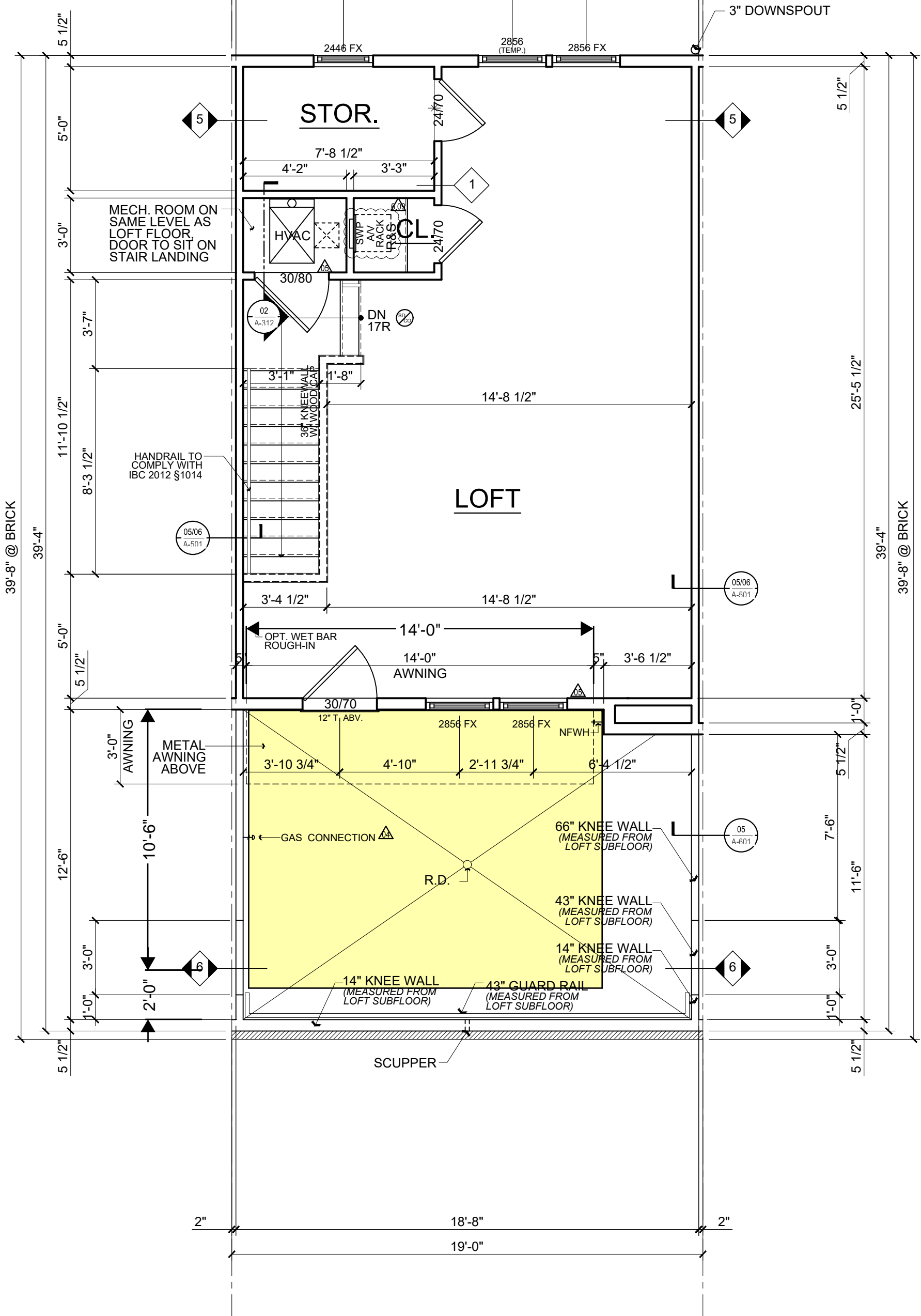


Garden Green 5942



Charcoal Tweed 7956

Attachment 2:  
Motorized Awning  
Floor Plan  
Unit Type A



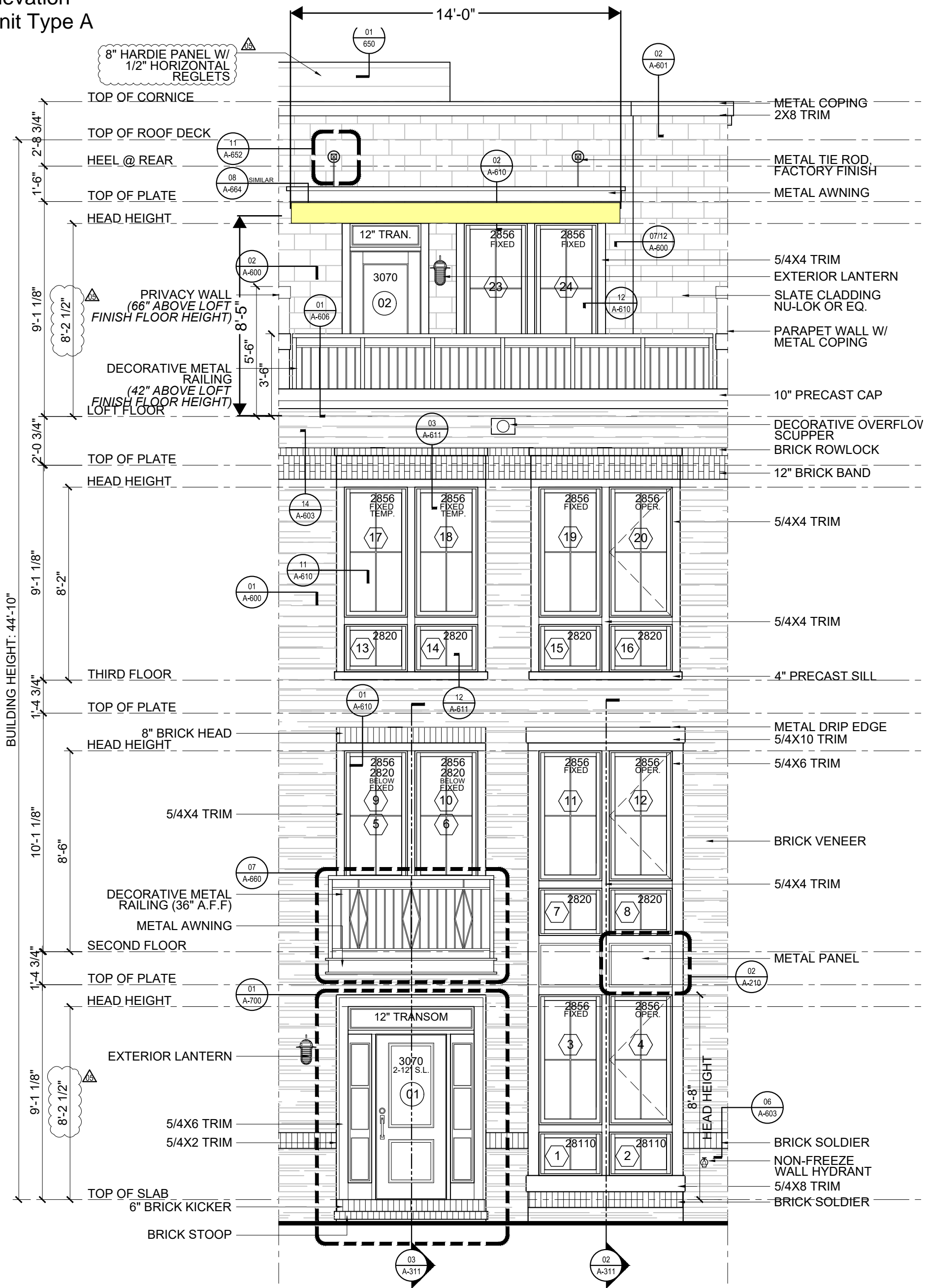
02

LOFT FLOOR PLAN

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

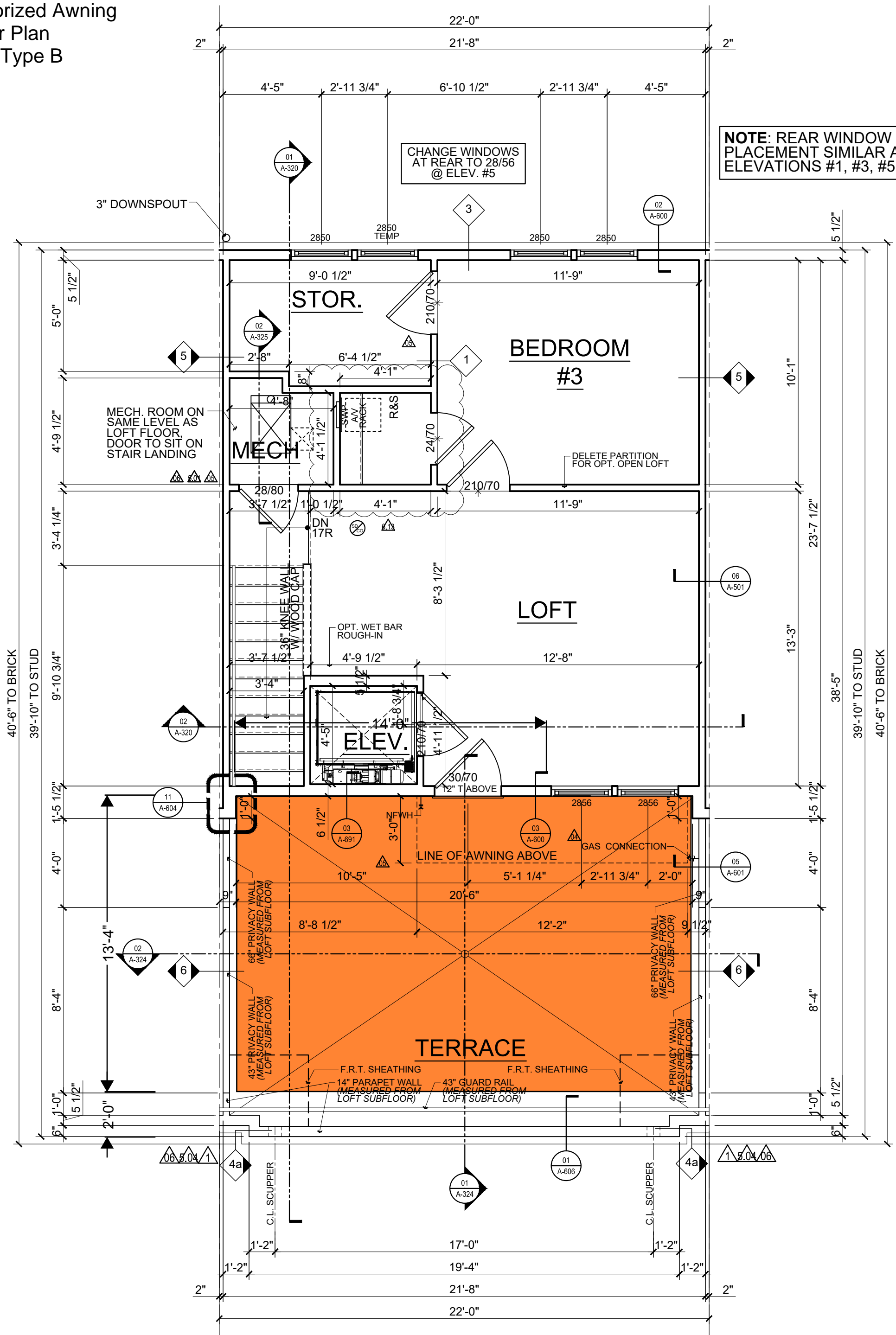
ELEVATION #1  
OPT. OPEN LOFT

Attachment 2:  
Motorized Awning  
Elevation  
Unit Type A



01 FRONT ELEVATION  
SCALE: 1/4" = 1'-0" ELEVATION # 1

**Attachment 2:**  
Motorized Awning  
Floor Plan  
Unit Type B



**NOTE:** REAR WINDOW  
PLACEMENT SIMILAR AT  
ELEVATIONS #1, #3, #5.

01

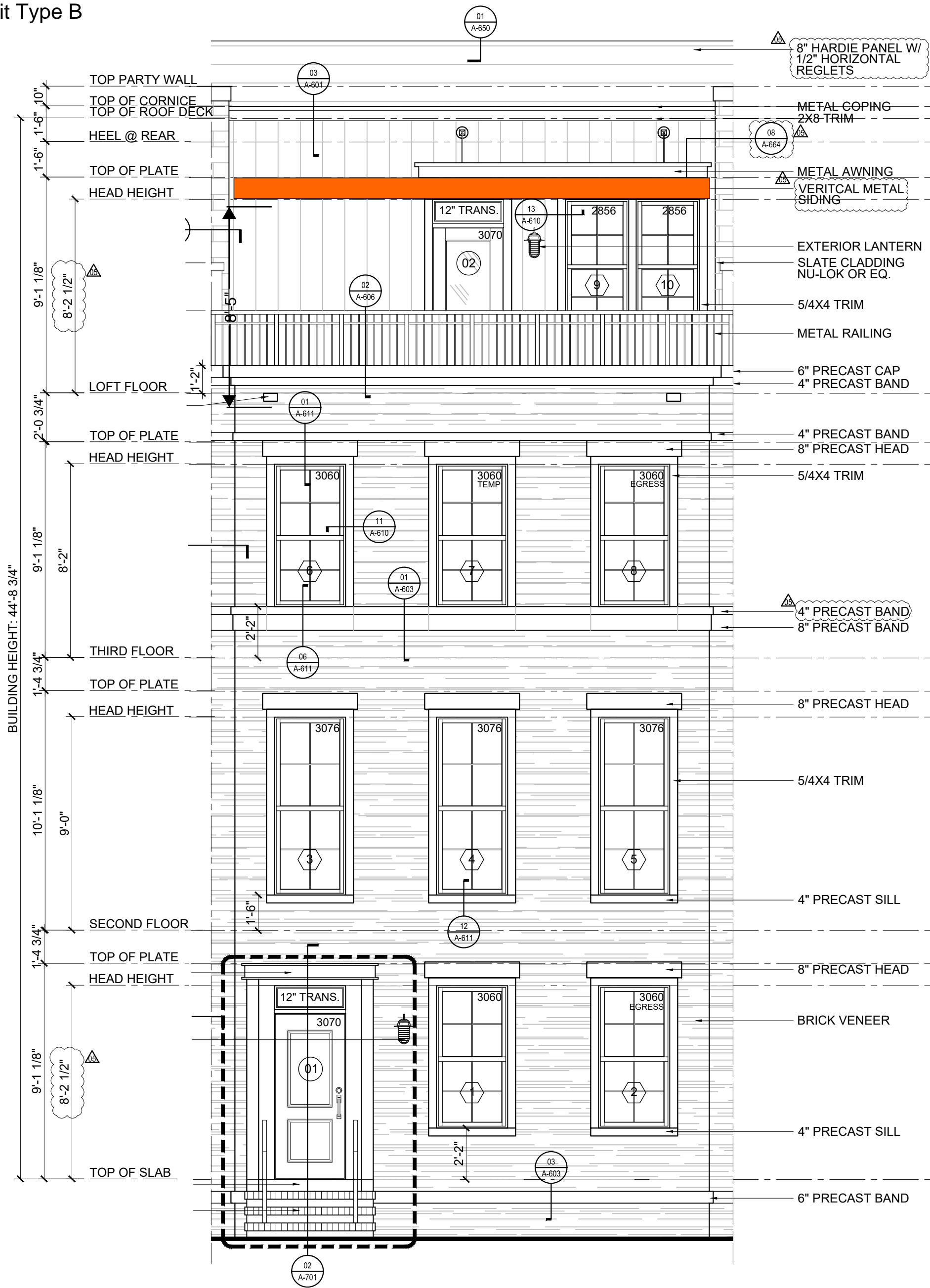
## LOFT FLOOR PLAN

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

ELEVATION #1  
STD. LAYOUT  
LOT # 501



Attachment 2:  
Motorized Awning  
Elevation  
Unit Type B



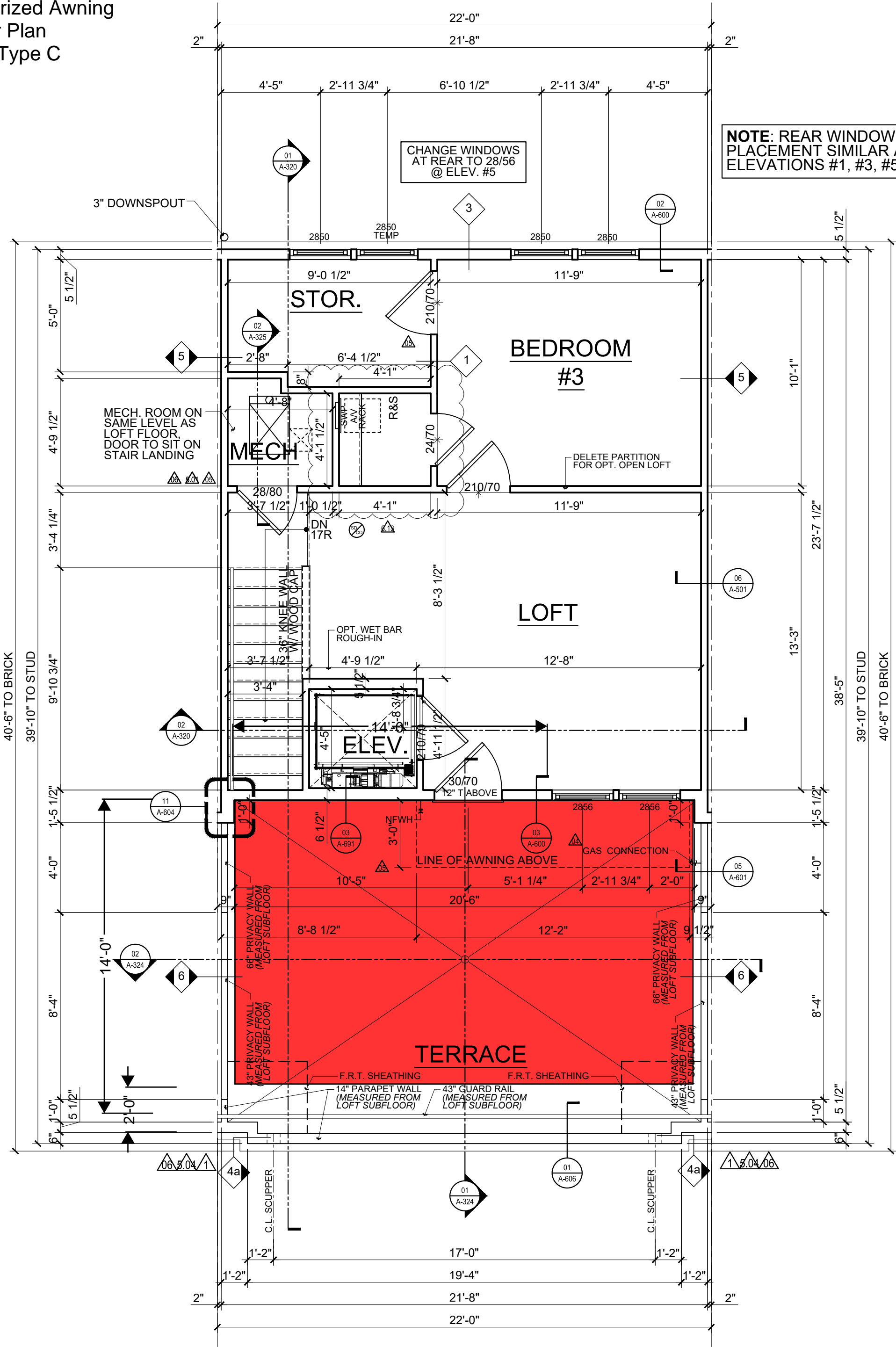
01

FRONT ELEVATION

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

ELEVATION # 1

Attachment 2:  
Motorized Awning  
Floor Plan  
Unit Type C



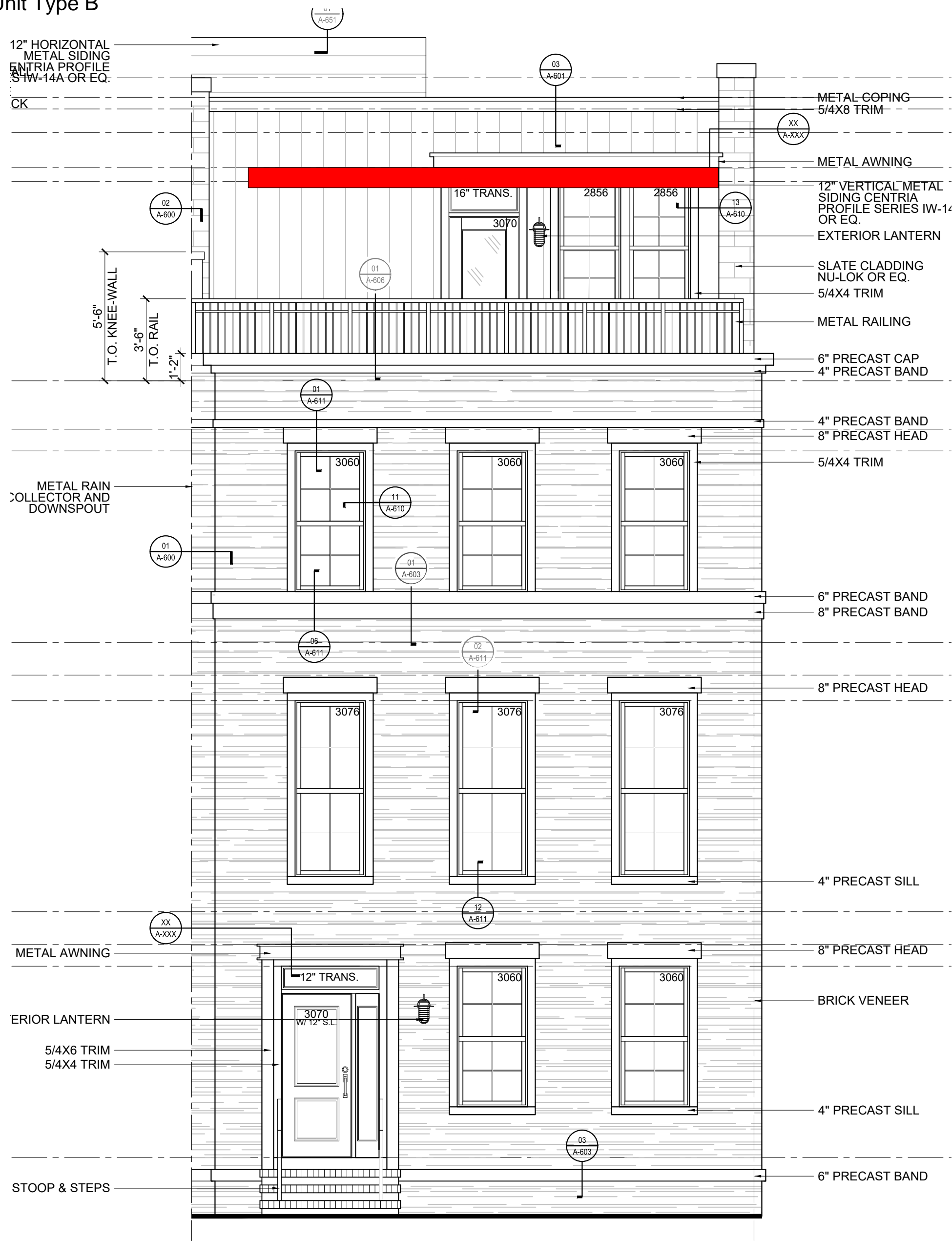
01

LOFT FLOOR PLAN

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

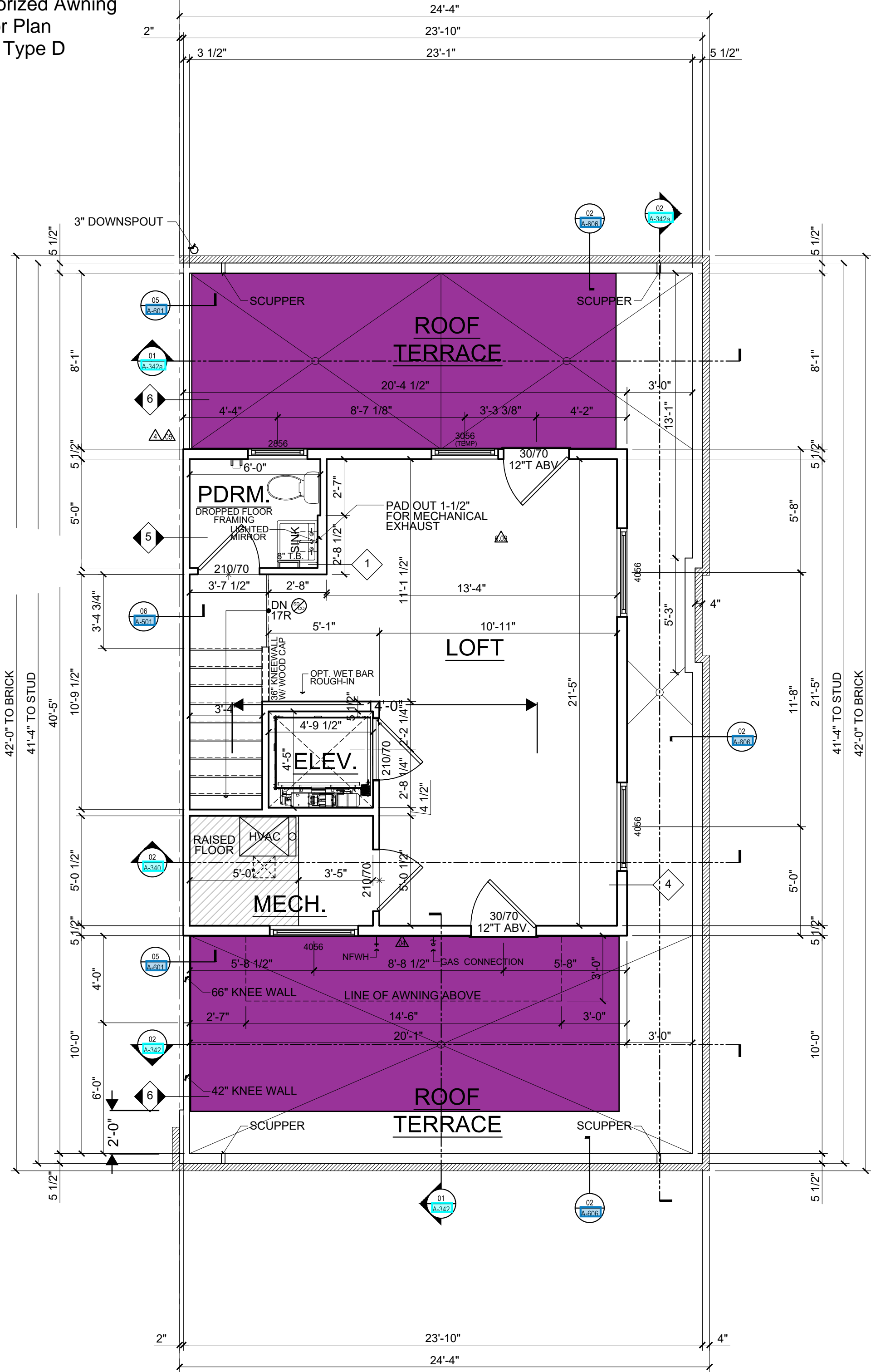
ELEVATION #1  
STD. LAYOUT  
LOT # 501

Attachment 2:  
Motorized Awning  
Elevation  
Unit Type B

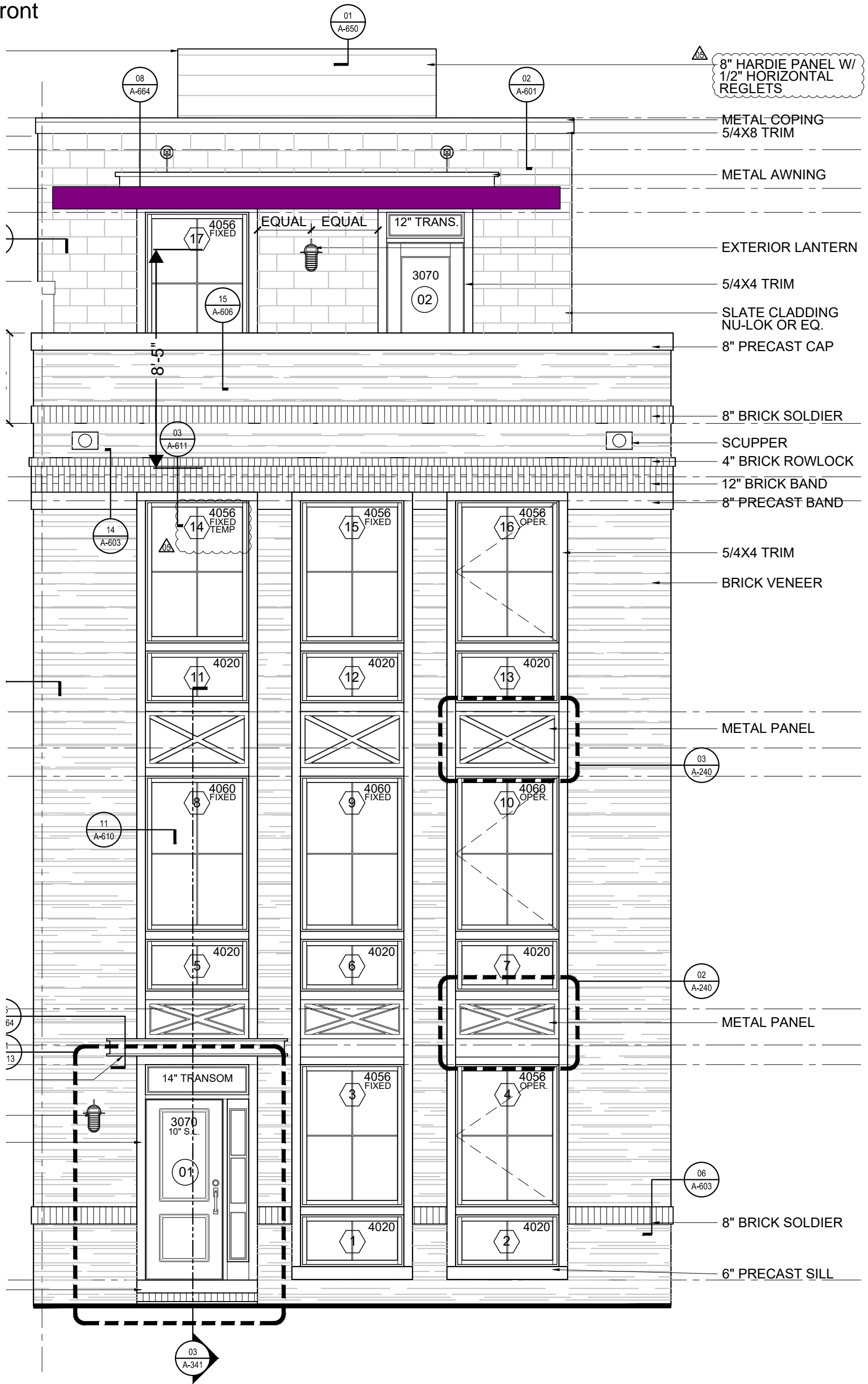


01 FRONT ELEVATION  
SCALE: 1/4" = 1'-0" ELEVATION # 1

Attachment 2:  
Motorized Awning  
Floor Plan  
Unit Type D



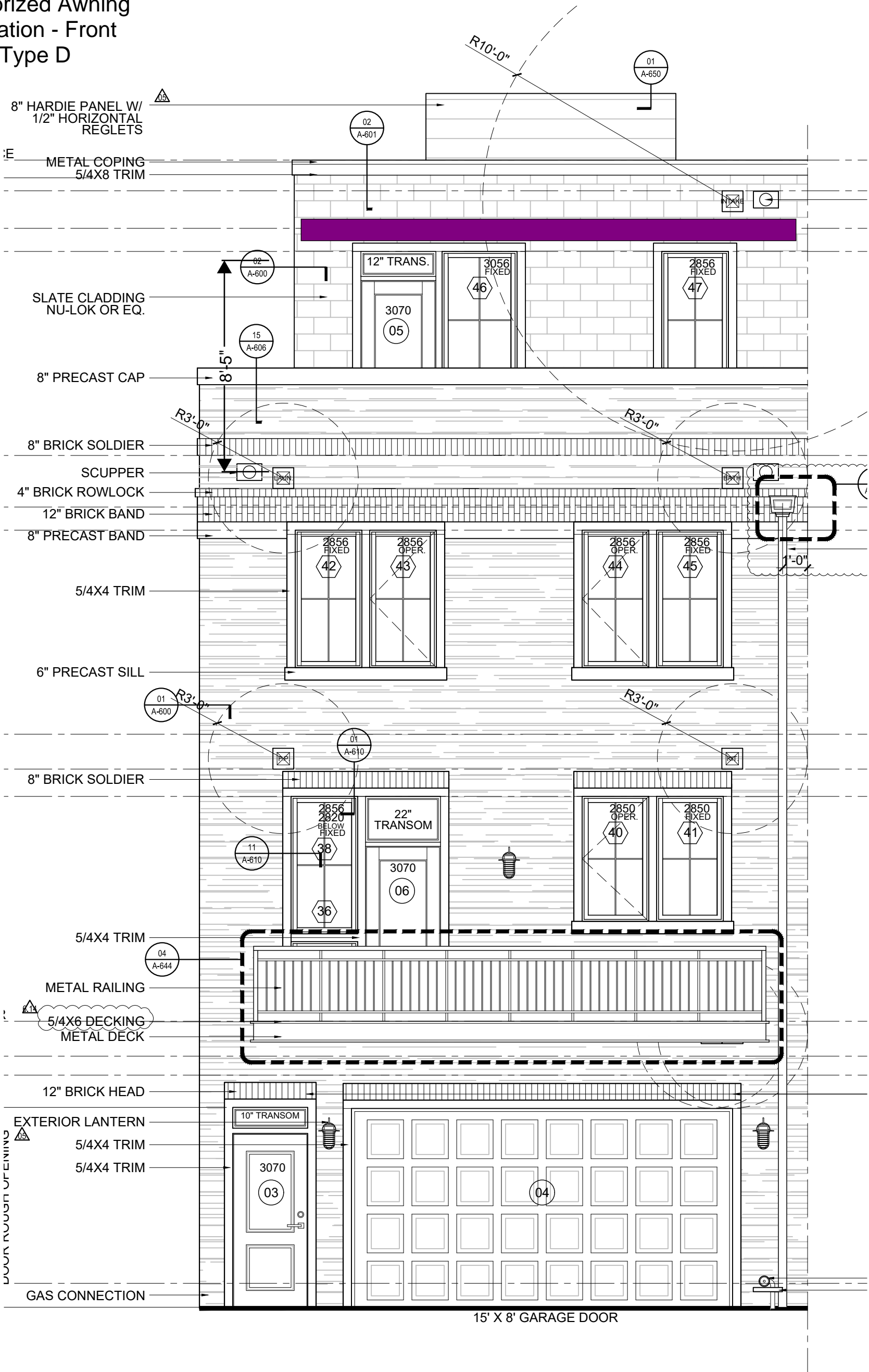
**Attachment 2:**  
Motorized Awning  
Elevation -Front  
Unit Type D \_\_\_\_\_



## FRONT ELEVATION

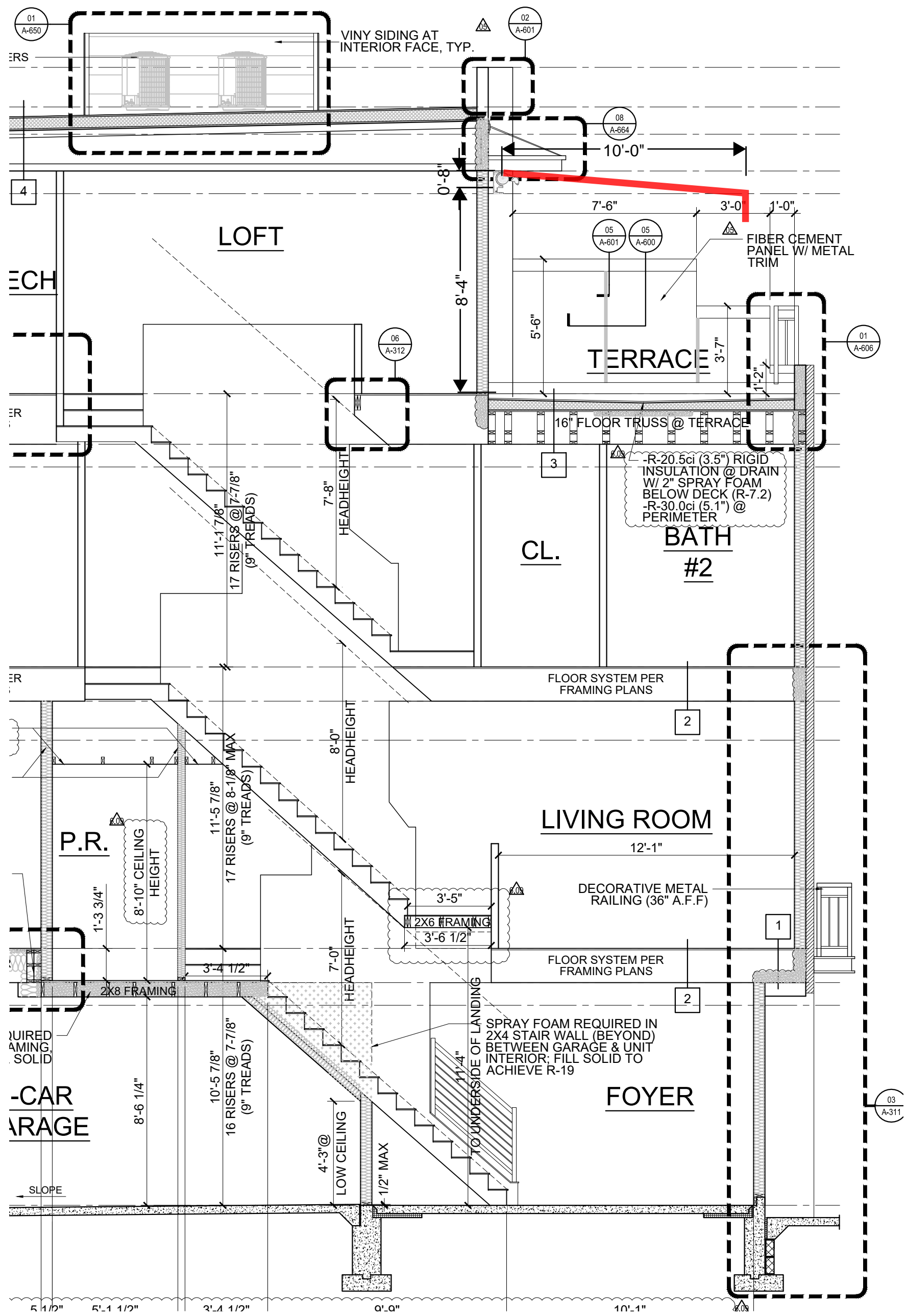
ELEVATION # 1

Attachment 2:  
Motorized Awning  
Elevation - Front  
Unit Type D





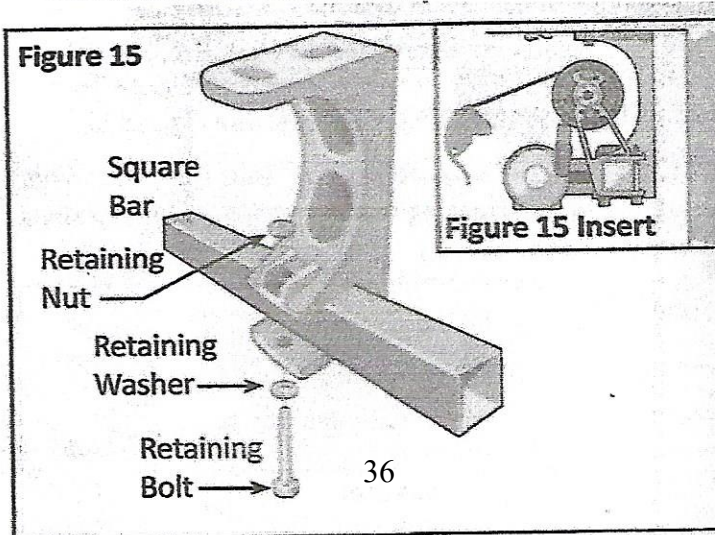
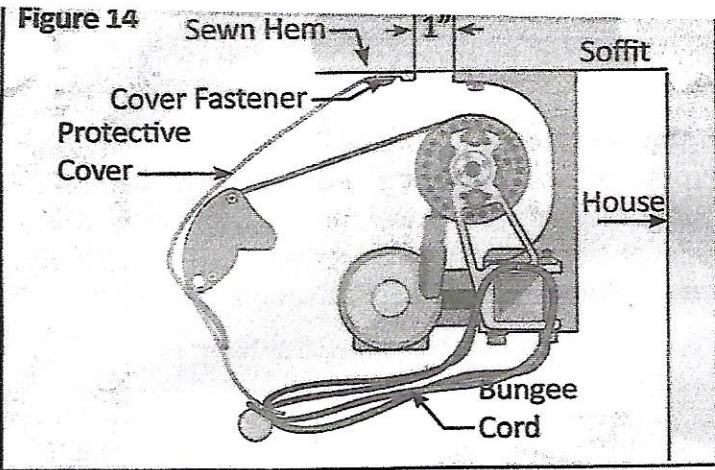
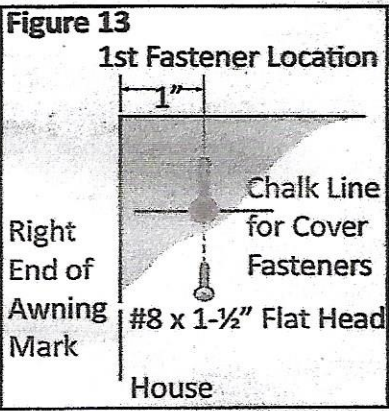
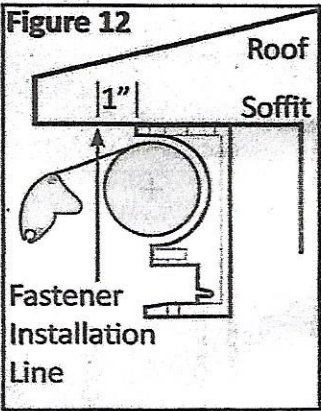
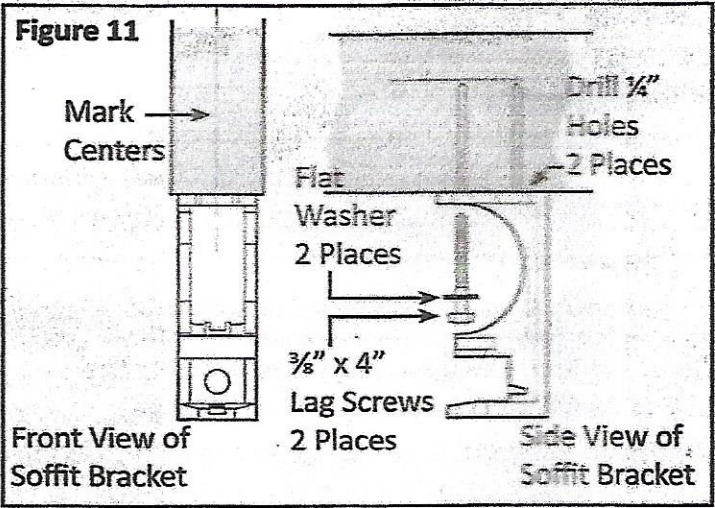
Attachment 2:  
Motorized Awning  
Typical Section



**01 BUILDING SECTION**  
SCALE: 1/4" = 1'-0" SLAB-ON-GRADE



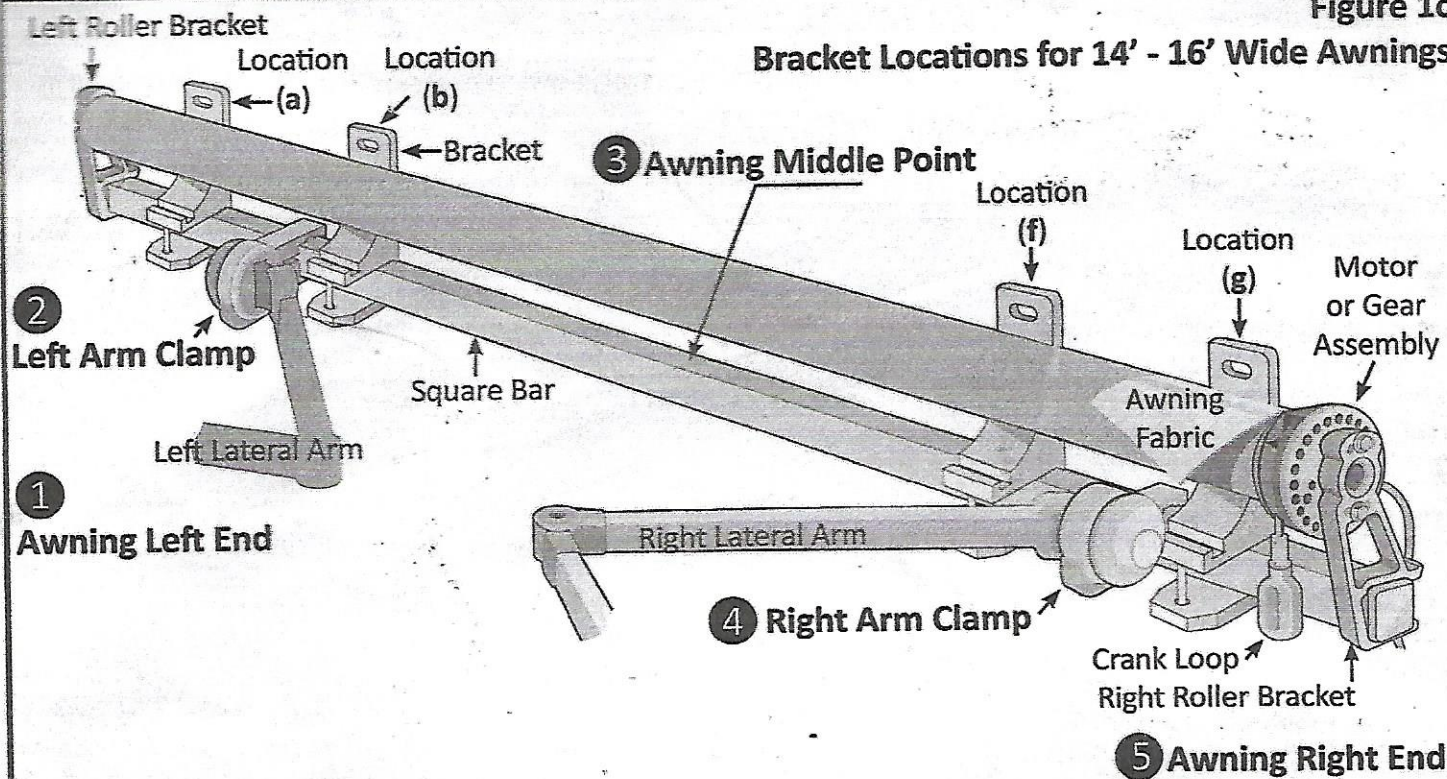
**Attachment 3:**  
Motorized Awning  
Soffit Mounting  
Information





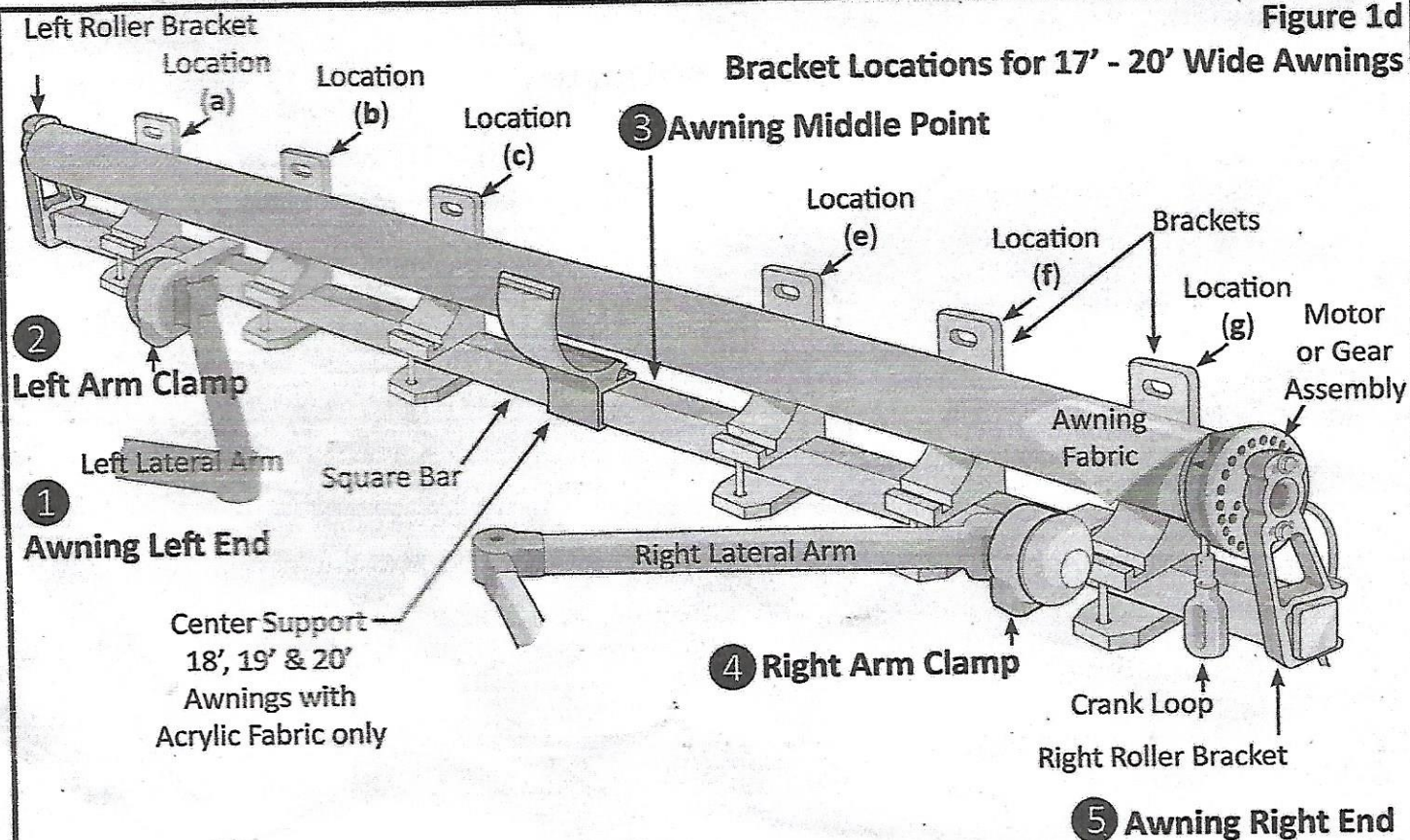
**Figure 1c**

**Bracket Locations for 14' - 16' Wide Awnings**



**Figure 1d**

**Bracket Locations for 17' - 20' Wide Awnings**



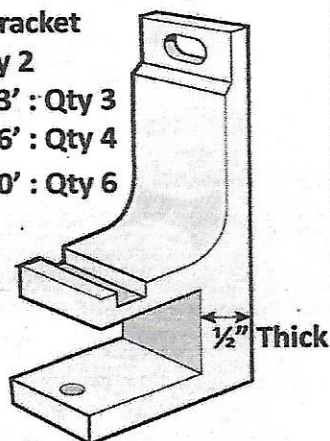


## Supplied Fasteners / Parts List

**Note:** All Awnings ship with one of the following types of Brackets and Mounting Hardware:

### Wall Bracket

8' : Qty 2  
10' - 13' : Qty 3  
14' - 16' : Qty 4  
17' - 20' : Qty 6

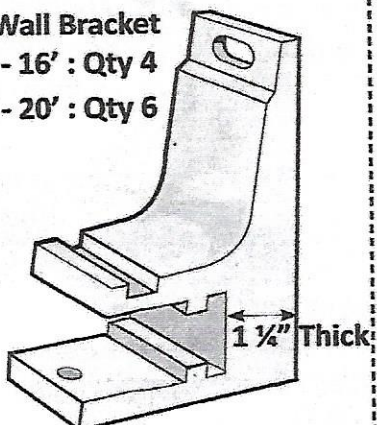


#### Mounting Hardware Includes:

- Two 4" Lag Screws and Flat Washers for each Wall Bracket
- One Retaining Bolt Set for each Wall Bracket

### XL Wall Bracket

14' - 16' : Qty 4  
17' - 20' : Qty 6

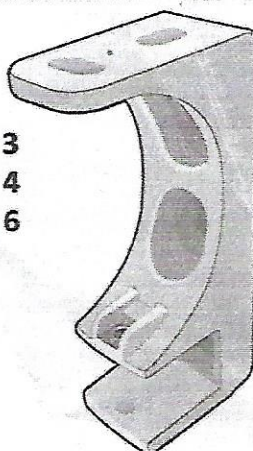


#### Mounting Hardware Includes:

- One 4" Lag Screw and Flat Washer for each Wall Bracket  
(use 4" Lag Screw in top Bracket hole)
- One 5" Lag Screw and Flat Washer for each Wall Bracket  
(use 5" Lag Screw in bottom Bracket hole)
- One Retaining Bolt Set for each Wall Bracket

### Soffit Bracket

8' : Qty 2  
10' - 13' : Qty 3  
14' - 16' : Qty 4  
17' - 20' : Qty 6



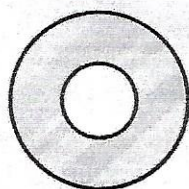
#### Mounting Hardware Includes:

- Two 4" Lag Screws and Flat Washers for each Soffit Bracket
- One Retaining Bolt Set for each Soffit Bracket

## Lag Screws and Flat Washers

### 3/8" Flat Washer

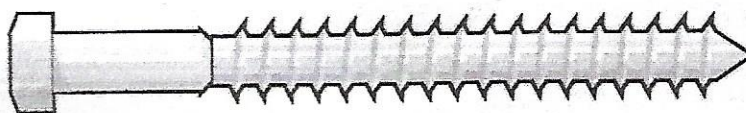
8' : Qty 4  
10'-13' : Qty 6  
14'-16' : Qty 8  
17'-20' : Qty 12



### 3/8" x 4" Lag Screw (for all Brackets)

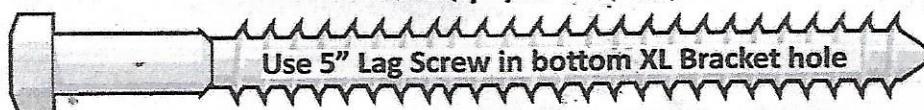
(Note: For XL Wall Bracket, half the number of 4" Lag Screws are replaced with 5" Lag Screws, as shown below.)

8' : Qty 4, 10'-13' : Qty 6, 14'-16' : Qty 8, 17'-20' : Qty 12



### 3/8" x 5" Lag Screw (for XL Wall Bracket only)

14'-16' : Qty 4, 17'-20' : Qty 6



## Retaining Bolt Set

8' : Qty 2  
10'-13' : Qty 3  
14' - 16' : Qty 4  
17'-20' : Qty 6

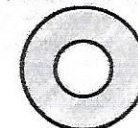
### 5/16" x 2-3/4"

### Retaining Hex Bolt

### 5/16" Retaining Nut



### 5/16" Flat Washer



6 mm Allen Wrench  
Qty 1

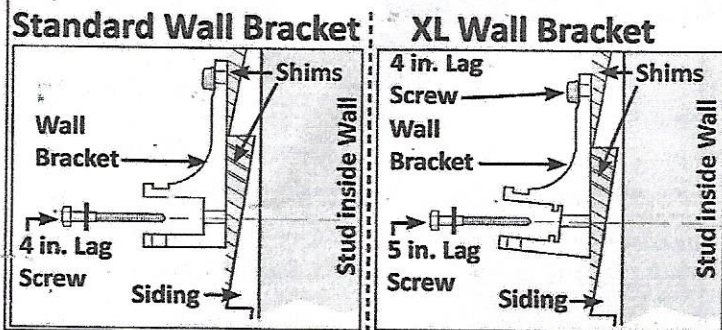
Crank Wand  
Qty 1



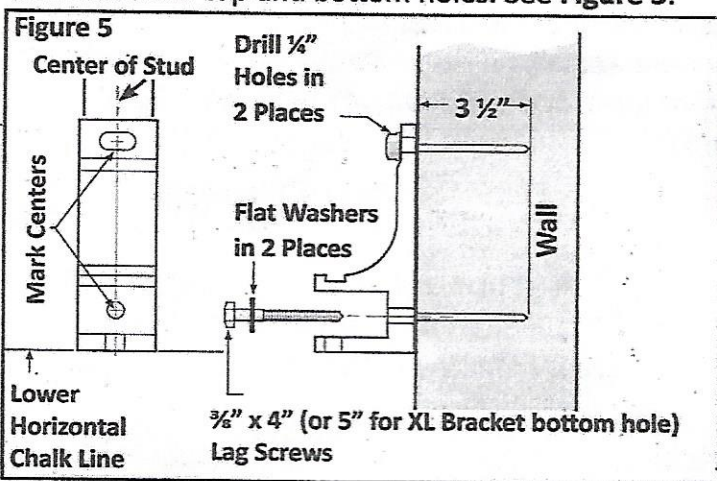
**Note:** Spacers or Shims can be used under Brackets for an attractive and finished appearance on uneven siding. For Vinyl or Aluminum Siding, shimming beneath the siding in each Bracket location may provide a more solid surface for mounting. See Figure 4.

**Note:** Shims are not supplied with your SunSetter Awning.

Figure 4



5. Position the Bracket on the wall (or on the shim), centered over the vertical line, with the bottom of the Bracket even with the lower horizontal chalk line. Using a level, plumb (center) the Bracket vertically, then mark the top and bottom holes. See Figure 5.



6. Remove the Bracket and drill the top hole through the siding block or shim (if appropriate) and about 3 1/2" into the stud or joist using a 1/4" drill bit. This will prevent the framing from splitting while installing the Lag Screws.

Using a level, ensure the bottom hole is plumb under the top hole, then drill the bottom hole.

**WARNING:** YOU MUST SECURELY FASTEN BOTH LAG SCREWS IN EACH MOUNTING BRACKET TO THE STUDS. SOME HOMES MAY REQUIRE LONGER LAG SCREWS. PLEASE CONSULT WITH A LOCAL HANDYMAN OR CONTRACTOR IF APPROPRIATE. FAILURE TO DO SO COULD RESULT IN COLLAPSE OF THE AWNING AND CAUSE PERSONAL INJURY.

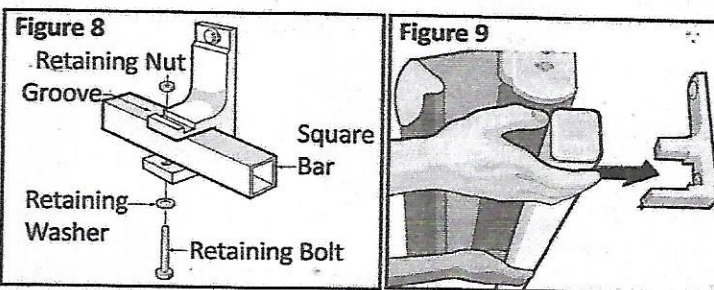
## Securing the Awning into the Brackets

15. If a Protective Cover or Aluminum Hood was included with your order, please install it now. Follow the instructions included with the Protective Cover or Aluminum Hood and then resume with Step 16. If you do not have a Cover or Hood, please consider protecting your Awning now by calling SunSetter Customer Service at 800-670-7071 to order one.

16. Carefully remove all packaging material from the Awning. **DO NOT REMOVE THE PLASTIC SAFETY SLEEVES FROM THE ARMS.** See Figure 16 on page 13.

17. Separate the Hand Crank Wand from the Awning.

18. Insert the retaining nut into the special groove in each Bracket. See Figure 8.



Use the following weight chart to decide how much help you need to safely lift the Awning overhead.

Awning Weight Chart					
Size	Vista	Motorized	Motorized XL	PRO	PRO XL
8'	65 lbs	70 lbs	n/a	81 lbs	n/a
10'	80 lbs	85 lbs	n/a	98 lbs	n/a
11'	85 lbs	90 lbs	n/a	105 lbs	n/a
12'	90 lbs	95 lbs	n/a	111 lbs	n/a
13'	95 lbs	100 lbs	n/a	117 lbs	n/a
14'	100 lbs	110 lbs	118 lbs	129 lbs	137 lbs
15'	105 lbs	115 lbs	123 lbs	135 lbs	155 lbs
16'	110 lbs	120 lbs	128 lbs	141 lbs	162 lbs
17'	115 lbs	125 lbs	133 lbs	148 lbs	171 lbs
18'	120 lbs	130 lbs	138 lbs	154 lbs	178 lbs
19'	n/a	135 lbs	142 lbs	160 lbs	185 lbs
20'	n/a	140 lbs	148 lbs	167 lbs	194 lbs

19. With the proper help, lift the Awning (with the Fabric/Roller Bar positioned above the Square Bar) into the Brackets and position it so the ends of the Awning line up with end points marked on the wall. See Figure 9.

Push the Square Bar into the Brackets (see Figure 9) and secure with a Retaining Bolt in each Bracket (see Figure 8). Be sure to insert the Retaining Bolt from the bottom of the Bracket, up. You might need to apply pressure on the Square Bar to permit insertion.

Go To "Check Your Awning for Proper Operation" Page 13.



## Measure for Your Awning

### BUILD YOUR AWNING

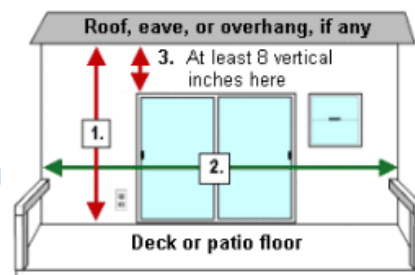
#### Motorized XL, Motorized, PRO XL, PRO, and Manual Measuring Instructions

1. Measure the height of the wall where you want to install your awning. Minimum mounting height: 7 ft. 6 in. If minimum height is not available, [contact your local SunSetter Dealer](#) for other installation options.

2. Measure how wide an awning you want.  
(**Note:** The actual fabric width is 4-1/2 in. less than the total awning width.)

3. Make sure you have at least 8 inches of unobstructed vertical space where you want to mount the awning.

**Note:** You will need 9 inches of space if installing our optional aluminum hood with your awning (all models except for the Motorized XL and PRO XL model). You will need 11 inches of space if installing our optional aluminum hood with a Motorized XL or PRO XL model awning.



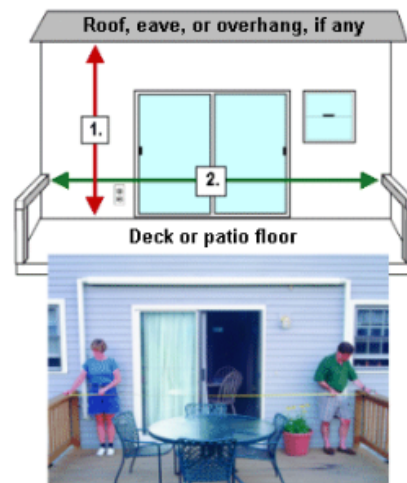
#### 1000XT Model Measuring Instructions

1. Measure the height of the wall where you want to install your awning.

- Minimum mounting height for XT Models: 7 ft.
- Maximum mounting height for XT Models: 10 ft.

2. Measure how wide an awning you want. If you have side railings on your deck or patio, the awning supports must fit inside the railings.

(**Note:** The actual fabric width is 10 in. less than the total awning width.)



Make sure the support arms will fit between your deck railings

**NOTE:** If you don't have at least 7 ft. of vertical clearance from your deck or patio floor to any roof or overhang, or if you want to install your awning on your overhang, please [click here](#).

If you cannot install a SunSetter awning on your house, the [Free Standing SunSetter Oasis](#) is the perfect solution.