

Carlyle/Eisenhower East Design Review Board (DRB) Application

PROJECT NAME: 1940 Duke Street Rooftop Improvements **BLOCK:** Carlyle Block C

ADDRESS OF PROJECT: 1940 Duke Street

APPLICATION FOR REVIEW OF: *(Check one)*

- ☐ Building ☒ Concept ☐ Final
☐ Sign
☐ Awning
☒ Other: Addition of Rooftop Conference Space

APPLICANT Name: I&G Direct Real Estate 25 LP By: Robert D. Brant, Attorney/Agent

Address: 270 Park Avenue New York, NY 10017

Phone: (703) 528-4700 **Email Address:** rbrant@thelandlawyers.com

ARCHITECT/DESIGNER Name: OTJ Architects c/o Steven Jensen & Benjamin Latagan

Address: 555 11th Street NW, Suite 200 Washington, DC 20004

Phone: (202) 248-5898 **Email Address:** Jensen@otj.com & latagan@otj.com

PROPERTY OWNER Name: Same as Applicant
(if different from APPLICANT)

Address: _____

Phone: _____ **Email Address:** _____

DESCRIBE THE REQUEST BRIEFLY: The Applicant proposes to add an approximately 3,100 sf conference space on the penthouse level of the existing office building.

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 applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature:  **Date:** 4/18/22

Applicant Printed Name: Robert D. Brant, Attorney/Agent for Applicant

Carlyle/Eisenhower East Design Review Board (DRB)
Application Checklist for Buildings in CONCEPT REVIEW*:

- N/A Physical massing model at minimum 1"=30', showing existing and proposed buildings for all adjacent properties
- X Submit the following plan copies containing all of the information on this checklist:
- X Twelve (12) 11"x17" collated, stapled color sets
- One (1) 24"x36" collated, stapled, color sets, and
- One (1) 11"x17" 120 dpi PDF file
- Number all sheets in plan set

Zoning tabulations (for each element, list zoning ordinance requirement and number proposed):

- X Zoning of the site
- X Existing uses on the site
- X Proposed uses for the site
- X Lot area(s) (and minimum lot area required under zoning, if applicable)
- N/A Number of dwelling units (list by number of bedrooms for multifamily)
- N/A Units per acre for residential
- X Gross square feet (GSF) of building area, total and listed by use (with area devoted to parking included and listed separately)
- X Net square feet (NSF) of floor area, total and listed by use
- X Existing and proposed floor-area-ratios
- X Open space total provided and broken down by ground-level space and usable space provided
- X Average finish grade for each building
- X Height of each building above average finish grade
- X Building setbacks with required and proposed listed separately
- X Frontage with required and proposed listed separately
- X Parking spaces (listed by compact, standard, handicapped size and total)
- X Loading spaces (number required and number proposed)

Site plan/architecture:

- X Color Site plan at appropriate scale, showing approved uses & heights for adjacent properties
- X Color Landscape concept plan showing hardscape and planting areas, trees, street furniture, etc.
- X Color typical floor plans at min. 1/16" = 1'-0" for all levels including roof
- X Building elevations in color at min. 1/16" = 1'-0" of all building faces with materials labeled, rendered with shadows and keyed to plans
- N/A Building/site sections showing grade changes in relationship to buildings and/or retaining walls, rendered with shadows and keyed to plans and showing average finish grade line and heights, including penthouses
- N/A Enlarged details (plan/section/elevation) of typical bays at pedestrian level as required
- X Street-level perspective views in color
- N/A Building solid/void area ratio calculation drawings and tabulations

1940 DUKE STREET

ALEXANDRIA, VIRGINIA

MRP REALTY

MRP REALTY
JUNE 22, 2022

OTJ
ARCHITECTS



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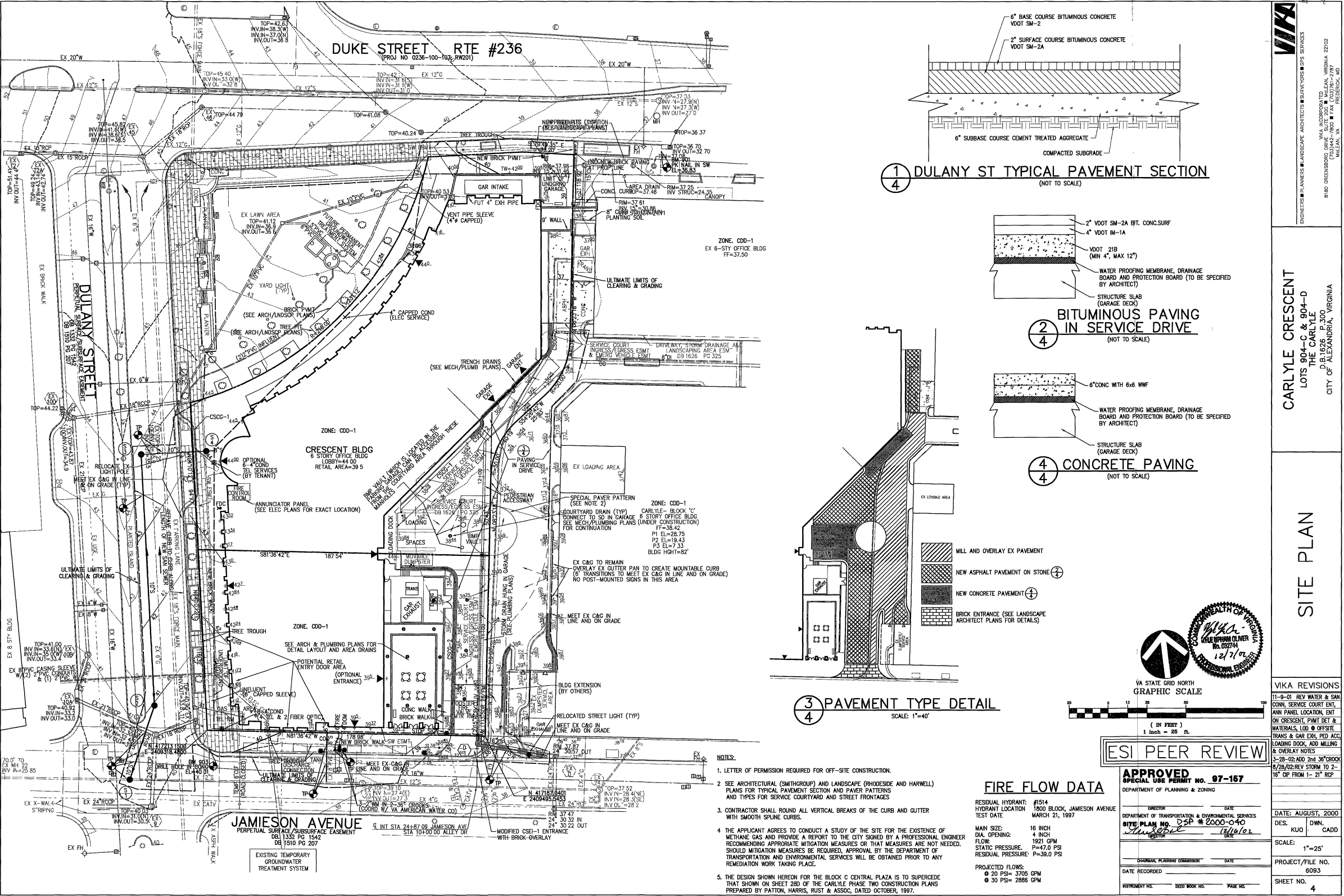
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- 02 | SITE PLAN
- 03 | OVERALL FLOOR PLAN
- 04 | BUILDING ELEVATION AT ROOF
- 05 | EXTERIOR RENDERINGS
- 06 | LANDSCAPE CONCEPT PLAN AT ROOF



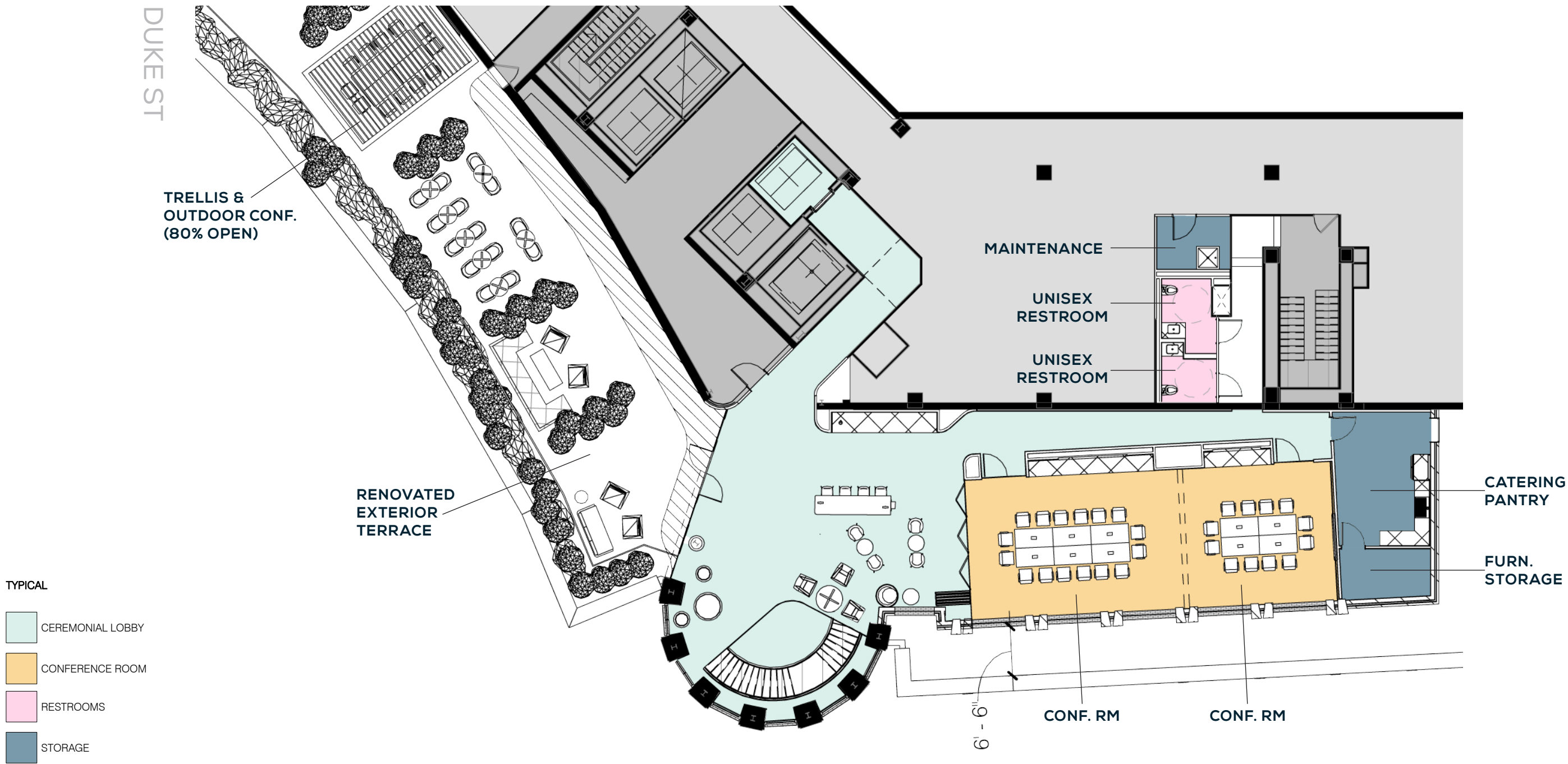
01 | ZONING INFORMATION

ZONING OF SITE	CDD (SUP#2253)	BUILDING HEIGHTS	
EXISTING USE	6 STORY OFFICE BUILDING	BUILDING ROOF	123 FT ABV SEA LEVEL; 82 FT ABV GRADE
PROPOSED USE	NO CHANGE	PENTHOUSE ROOF	141.58 FT ABV SEA LEVEL; 100 FT ABV GRADE
LOT AREA	62,198 SF	TOWER ROOF	139.5 FT ABV SEA LEVEL; 98.5 FT ABV GRADE
# OF DWELLING UNITS	N/A		
UNITS PER ACRE		AVG FINISH GRADE	41 FT ABOVE SEA LEVEL
MAX ALLOW. GSF (BLOCK C)	480,300 SF	HT OF NEW ROOF STRUCTURE	139 FT ABV SEA LEVEL
TOTAL EXIST. GSF (BLOCK C)	479,909 SF		80 FEET TO OCCUPIED FLOOR ABV GRADE
FOR RESIDENTIAL	N/A		
GSF OF BUILDING AREA	219,986 SF	BUILDING SETBACK	EXISTING NO CHANGE
BUSINESS (OFFICE)	178,271 SF	NEW ROOF STRUCTURE	9'-3" SET BACK FROM FACE OF EXISTING BUILDING
RETAIL	4,607 SF	FRONTAGE	NO CHANGE
PARKING GARAGE	3 LEVELS BELOW GRADE	PARKING SPACES	395 TOTAL EXISTING
		COMPACT	160
NSF OF FLOOR AREA (ROOF)	APPROX. 2,900 SF	STANDARD	226
BUSINESS (ROOF)	APPROX. 1,700 SF	ACCESSIBLE	9 EXISTING
ASSEMBLY (ROOF)	APPROX. 1,200 SF	CAR	9
		LOADING SPACES	3 (EXISTING)
EXISTING FLOOR-AREA RATIO	3.54		
PROPOSED FLOOR-AREA RATIO	3.58		

02 | SITE PLAN (EXISTING)



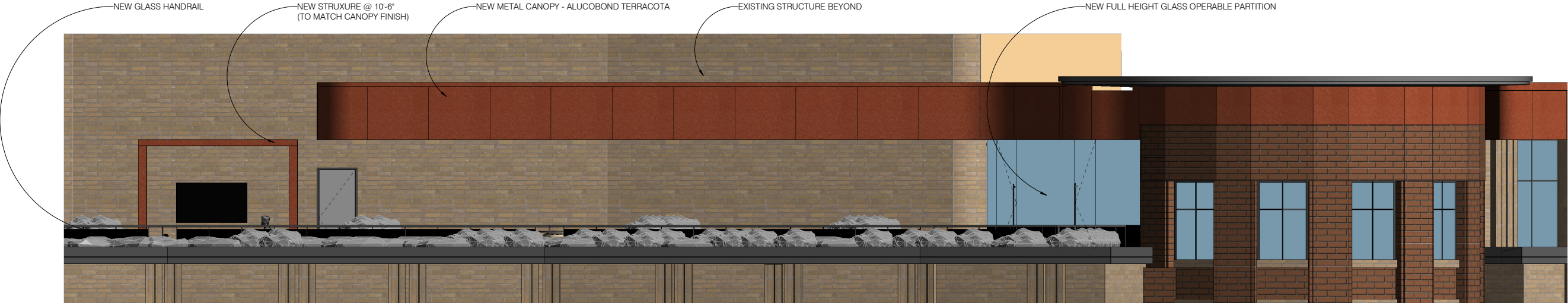
03 | ROOF PLAN (OVERALL)



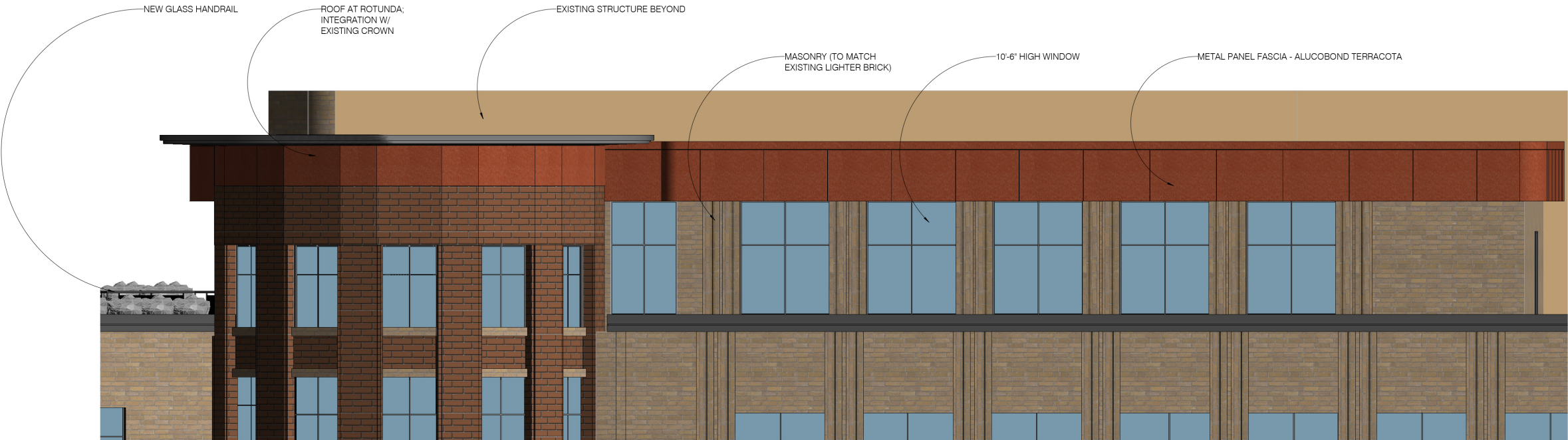
DULANEY ST



04 | BUILDING ELEVATION AT ROOF



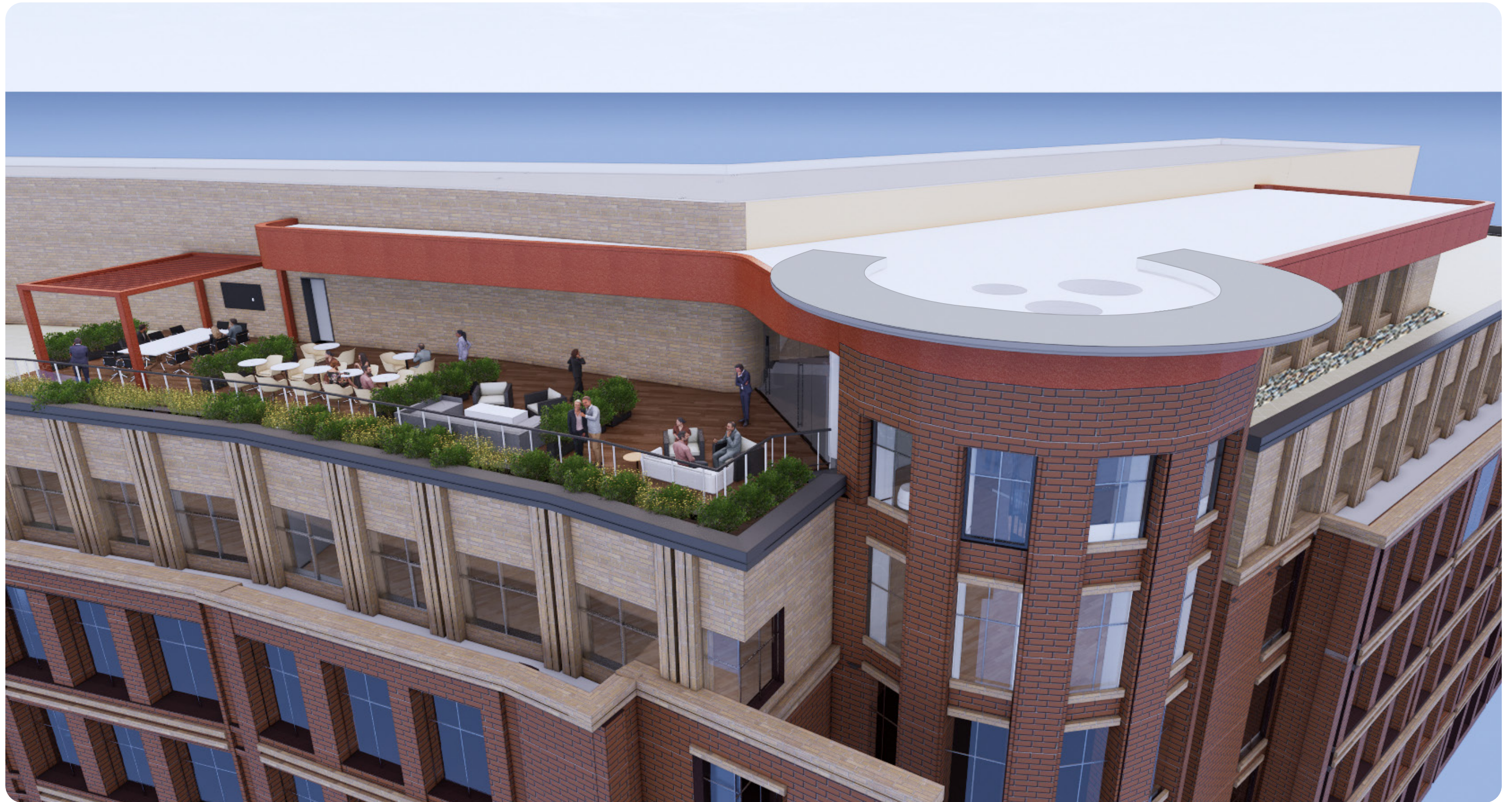
BUILDING ELEVATION - DUKE ST.



BUILDING ELEVATION - DULANEY ST.

RENDERING IS FOR ILLUSTRATION PURPOSE ONLY AND DOES NOT
REFLECT EXACT/FINAL REPRESENTATION OF MATERIALS

05 | 3D RENDERINGS



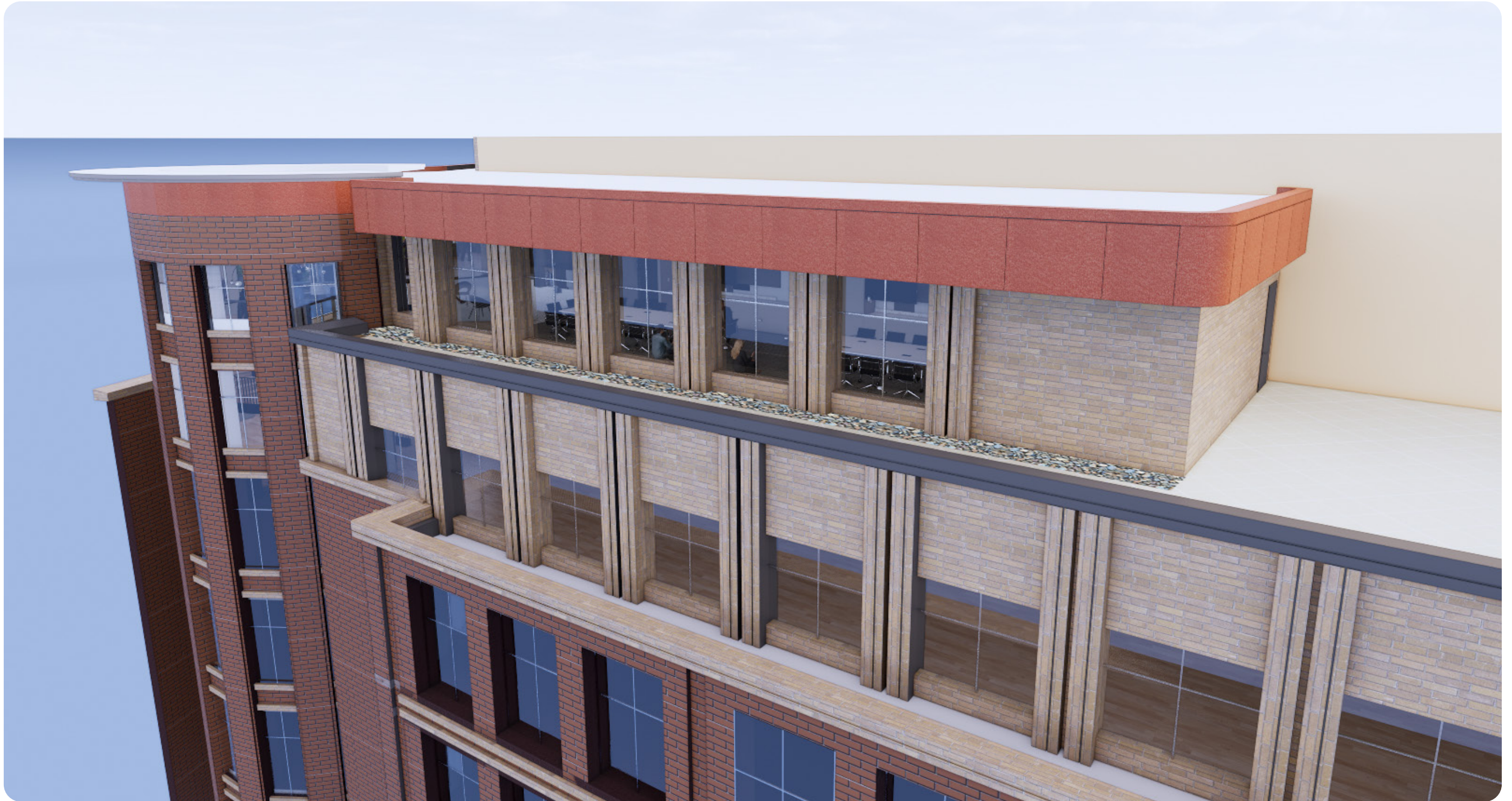
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05 | 3D RENDERINGS



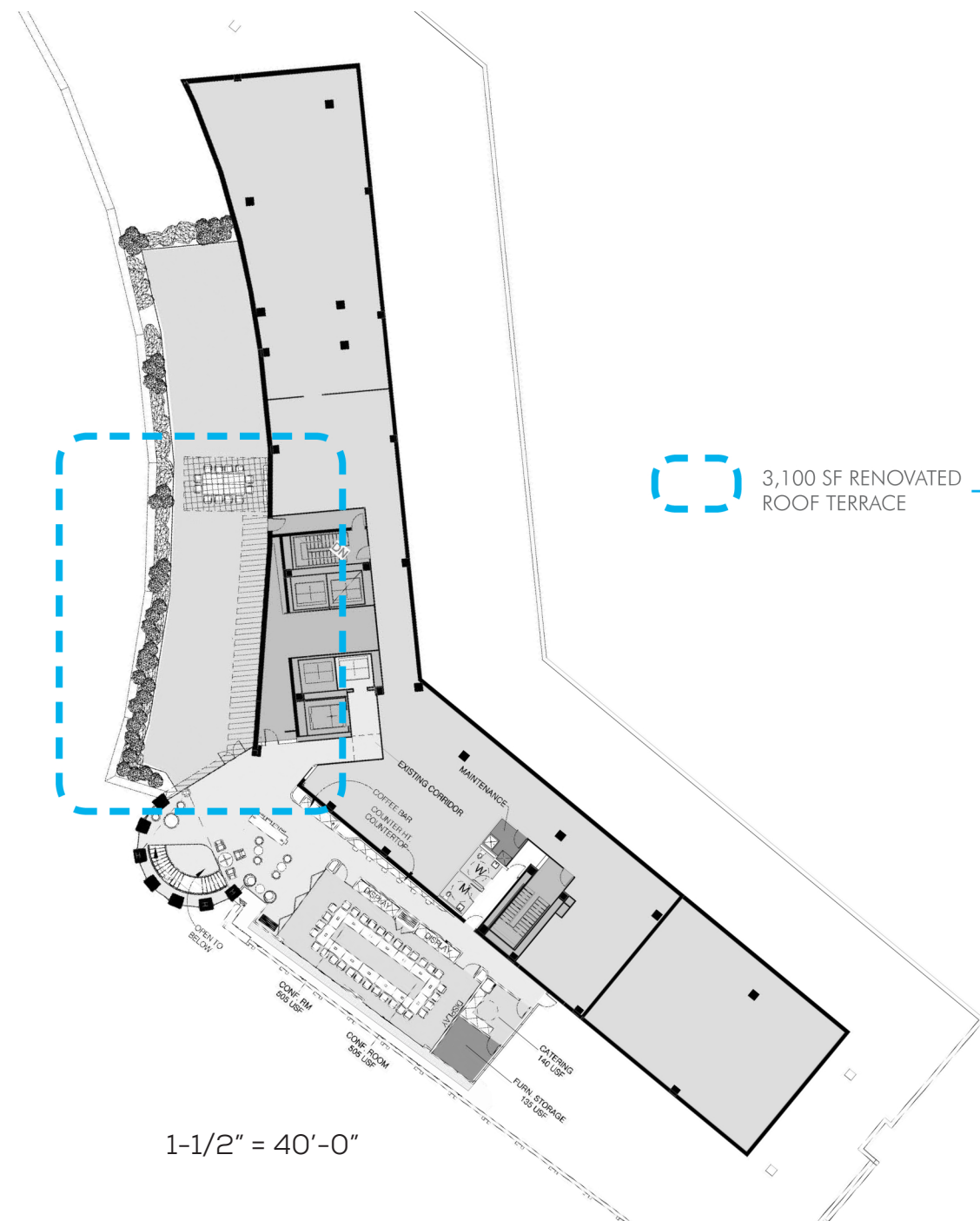
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05 | 3D RENDERINGS



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06 | LANDSCAPE CONCEPT PLANS



- FLEXIBLE WORKING SPACES
- INTIMATE GATHERING SPACES
- OUTDOOR CONFERENCE SPACE



THANK YOU

OTJ
ARCHITECTS

07 | EXTERIOR FINISHES

